



STATEMENT OF ENVIRONMENTAL EFFECTS

**TO ACCOMPANY A DEVELOPMENT
APPLICATION FOR SENIORS HOUSING
COMPRISING A RESIDENTIAL CARE FACILITY
OF 120 BEDS AND 76 INDEPENDENT LIVING
UNITS IN 3 x 6 STOREY BUILDINGS, BASEMENT
CAR PARKING, LANDSCAPING AND RELATED
USES**

AT

RESERVE STREET SITE

PENRITH

**Prepared for
Greengate**

**By
BBC Consulting Planners**

Job No 18-114

Statement of Environmental Effects - Reserve Street Car Park.docx

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- 1 Accessibility Capability Statement prepared by Access Always
- 2 Architectural Design Report, Design Verification Statement and ADG Compliance Assessment prepared by Jackson Teece
- 3 BASIX Certificate prepared by Thermal Environmental
- 4 Civil Engineering Assessment prepared by Warren Smith and Partners
- 5 Detailed Site Investigation for Contamination prepared by Douglas Partners
- 6 Arborist Report prepared by Redgum
- 7 Traffic Impact Assessment prepared by Parking and Traffic Consultants
- 8 Building Code of Australia Capability Statement prepared by Blackett Maguire + Goldsmith
- 9 Waste Management Plan prepared by Greengate Development Pty Ltd
- 10 Operational Management Plan prepared by Greengate Development Pty Ltd

A3 Volume

- 1 Architectural Drawings prepared by Jackson Teece
- 2 Photomontages prepared by Andrew Tremelling
- 3 Site Survey prepared by Linker
- 4 Landscape plans prepared by Place Design Group
- 5 Stormwater Management Plans Prepared by Warren Smith and Partners

1. INTRODUCTION

1.1 Overview

This Statement of Environmental Effects (“the SEE”) has been prepared by BBC Consulting Planners on behalf of Greengate (“the Applicant”) to accompany a development application (“the DA”) lodged to Penrith City Council (“Council”) pursuant to Section 4.12 of the Environmental Planning and Assessment Act 1979 (“the EP&A Act”) for the demolition of existing structures and the erection of 3 x 6 storey seniors housing buildings comprising of 76 independent living units and 120 residential aged care beds, ground floor support facilities and common spaces and associated landscaping, common open space, basement car parking, drainage and related works (“the proposal”) on land known as the Reserve Street site, Penrith (“the site”).

This SEE details the site’s location and context and describes the proposal. An assessment of the proposal addresses the relevant matters for consideration, including Penrith Local Environmental Plan 2010 (‘the LEP’), the Penrith Development Control Plan 2014 (‘the DCP’), State Environmental Planning Policy (Housing for People with a Disability) 2004 (“Seniors Housing SEPP”), and Section 4.15 of the EP&A Act.

The SEE demonstrates that the proposed development is reasonable and acceptable. The proposal presents an excellent opportunity to improve the viability and vitality of the local area having full and proper regard for the constraints and opportunities of the site and in a manner consistent with relevant planning controls and development standards. Future residents of the site will have the benefit of excellent accessibility to public transport services and will be within walking distance to the Penrith CBD and nearby Nepean Village Shopping Centre. The proposal will deliver a high quality seniors housing development in a highly accessible location which will fulfil an important social purpose.

1.2 Purpose of Statement of Environmental Effects

The purpose of this SEE is to:

- describe the site to which the DA relates;
- describe the character of the surrounding locality and adjacent uses;
- describe the form of the proposed alterations and additions;
- define the statutory planning framework within which the proposal is assessed and determined; and
- assess the proposed development in light of all relevant heads of consideration listed under Section 4.15 of the EP&A Act.

1.3 Pre-DA Consultation

The proposal has been the subject of pre-development application discussions between representatives of Greengate and Penrith City Council Urban Design Review Panel (Ref: UDRP 16/0038.01). The panel detailed a range of key issues in relation to a draft scheme which was presented. These key issues have been considered in the preparation of the scheme as proposed.

2. SITE ANALYSIS

2.1 Site Characteristics

The land to which this Report relates is known as the 'Reserve Street car park' and is located between Reserve Street, Derby Street and Woodriff Street, Penrith. The general configurations of the development site and adjoining uses are shown in **Figure 3A** and an aerial photograph of the surrounding area is provided at **Figure 3B**. The site is bounded by Reserve Street to the south, Woodriff Street to the east, Derby Street to the north, and residential and other uses to the west. The primary existing use of the land is an unsealed hardstand car park. The site also contains a child care centre.

2.2 Real Property Description and Ownership

As shown on **Figure 2**, the real property description of the site comprises the following:

Street Address	Title Details
3 Reserve Street	Lot B DP160027
5 Reserve Street	Lot A DP160027
7 Reserve Street	Lot 2 DP198621
9 Reserve Street	Lot 1 DP198621
222 Derby Street	Lot 23 & 24 DP979866
226 Derby Street	Lot 21 & 22 DP979866
228 Derby Street	Lot D DP154478
230 Derby Street	Lot C DP154478
Woodriff Street	Lot 106 DP1215261

The site is owned by Penrith City Council.

2.3 Areas and Frontages

The site is an irregular-shaped parcel of land that extends to approximately 4,953 square metres (by survey). It has three street frontages, one being to Derby Street of approximately 93 metres to the north, one to Woodriff Street of approximately 63 metres to the east, and one to Reserve Street of approximately 70 metres to the south. A site survey is provided in the accompanying A3 Volume of drawings.

2.4 Vegetation and Landscape Character

The site is devoid of vegetation with the exception of a group of established trees at the frontage to Reserve Street and isolated trees and shrubs within the existing car park and childcare centre. The site slopes slightly towards the north-west.

2.5 Existing Improvements

The primary existing use of the land is an unsealed hardstand car park. The site also contains a disused building previously understood to be used for the purposes of a child care centre.

2.6 Heritage

The development site does not contain any heritage items or general or archaeological significance and is not located within a designated heritage conservation area.

2.7 Recent Planning History

Our research of Council's files indicate that the site has not been the subject of any recent planning applications. It is likely that the land to which the site occupies has been utilised for the purposes of a car park/childcare centre for some time.

2.8 Vehicular and Pedestrian Access and Movement

Pedestrian access available from adjoining streets with vehicular access provided from Derby Street to the car park and former child care centre. The site benefits from close proximity to public transport links. Bus stops are located along Derby Street and Station Street which service a range of local centres including Penrith Town Centre.

3. SURROUNDING LOCALITY

3.1 Overview

The surrounds of the site can be seen in the aerial photograph contained in **Figure 3A**. The site is located on the southern fringes of the Penrith City Centre. The surrounding locality is generally characterised by mix of residential accommodation, commercial uses, community and public recreation facilities, and bulky goods retail development.

3.2 Development to the North

Located immediately to the north of the site is Derby Street. North of Derby Street is the Penrith Bowling and Recreational Club. North-west of the Penrith Bowling Club is PCYC Penrith. Further north is the Penrith local town centre and railway station. This centre includes a range of local stores, restaurants, banks, a Westfield shopping centre, post office, and doctors.

3.3 Development to the East

To the east of the site is are single storey detached residential dwelling houses along the eastern side of Woodriff Street.

3.4 Development to the South

Located immediately south of the site is Reserve Street to the south of which is Nepean Village which includes a variety of retail stores, a large supermarket, butcher, and a chemist.

3.5 Development to the West

Immediately west of the site is family planning NSW and further west, along Reserve Street and Derby Street are single and two storey detached dwelling housing. Further south west of the site is the Penrith Paceways and Ripples Penrith.

3.6 Movement Systems and Local Services

The site is located within a highly accessible location in a local and regional context. The Great Western Highway (A44) which is a state road that links to the Sydney CBD to the east and the M4 to the west is readily accessed from the site via Station Street. The relationship between the site and the surrounding road network is shown in **Figure 1**.

The site within convenient walking distance to bus stops along Derby Street and Station Street. A bus stop along Derby Street is serviced by routes 689, 770, 774, 775, 776, 791, 794, and S13 which all travel north to the Penrith local centre including the Railway Station. A bus stop along Station Street service South Penrith, Glenmore Park, Macquarie Road, and Blaxland to the South (via routes 793, 797 & 799, 690P, and 691 respectively). The Penrith Railway Station is serviced by the Sydney Trains T1 Western Line, NSW TrainLink Blue Mountains Line. The station is staffed 24/7 and is wheelchair accessible including a lift and wheelchair ramp boarding assistance service.

The site is within immediate walking distance of the Nepean Village shopping centre. As discussed, this shopping centre offers a Coles supermarket, food and beverage outlets, entertainment and leisure uses, ATMs, and a diversity of other local services and amenities.

4. THE PROPOSAL

4.1 Summary of the Development for which Consent is Sought

The proposal has evolved from a detailed assessment of the site's characteristics as detailed in the site and context application submitted with the accompanying architectural drawings (see Accompanying A3 Volume of drawings).

The development application seeks development consent for the demolition of existing structures and the erection of 3 x 6 storey seniors housing buildings comprising of 76 independent living units and 120 residential aged care beds, communal facilities (including a hairdresser, community rooms, gym, and two cafés) and administration areas (including staff amenities space, staff training, staff lounge, consultation room, administration room, and reception), common landscaped open space, basement car parking, drainage and related works at the site.

The proposed development is detailed in the accompanying architectural drawings prepared by Jackson Teece (see accompanying A3 Volume of Drawings), landscape concept drawings prepared by Place Design Group (see A3 Volume), and the supporting consultant documentation (see **Appendices 1-10**).

4.2 Primary Objectives

The primary objectives of the development are:-

- to meet growing needs for seniors housing in Penrith through the provision of a seniors housing development including residential aged care rooms and individual living units with associated communal amenities, and support services;
- to achieve a well-designed high-quality, high-amenity development that satisfies contemporary seniors housing residential standards; and
- to provide a development that is compatible with the environmental amenity of the site and the desired future character of adjoining uses and the surrounding area.

Penrith City Council is projected to have a population by 2036 of 271,000, an increase from 205,000 persons in 2011. 3% of this future population will be over 85 years compared to 1.2% of the 2016 population with an increase in over 85s of 235%. The number of persons over 55 is predicted to increase by 63% between 2016 and 2036, or an additional 30,000 persons.

This growth in the number of seniors will require appropriately designed accommodation to meet housing needs.

4.3 Design Rationale

The design rationale for the seniors housing development is to create a new integrated Care Village that provides a range of accommodation styles and flexible care services tailored to the individual's needs. A Care Village provides all levels of care and accommodation for local elderly in a safe and secure community setting. The Village will be developed, owned and operated by Greengate who are a unique organisation within the care sector.

At the core of the design rationale is a nurturing and supportive community where residents can participate in the social activities as much or as little as they wish. Greengate's Villages

respond to the desire of the elderly in the community to move to a Village that not only provides in home care and services but also incorporates an Aged Care Home should they require 24 hour care in the future.

A key component of Greengate's Care Villages is the "easy living" design of the apartments that allow residents to live independently. In addition, the apartments are easily adaptable to cater for in home assistance if required. The proposal includes onsite support services and 10% of dwellings will be designated as affordable places as detailed in clause 45 (12) of the Seniors Housing SEPP.

4.4 Description of the Development

A level-by-level description of the proposed development is provided as follows.

Basement Level

- 97 car parking spaces accessed via a two-way driveway ramp from Reserve Street;
- Kitchen and associated storage areas;
- Laundry storage areas
- Waste management;
- Storage;
- Plant;
- Workshops

Ground Floor

Building 1

- Communal café;
- Administration area;
- Reception;
- Two community room areas;
- Staff lounge, amenities, and training space;
- Communication and electricity rooms;
- Bathroom.

Building 2

- Community rooms;
- Resident café;
- Male and female bathroom facilities;
- Main Switchboard room;
- Gym.

Building 3

- Two community rooms;

- 2 x 1 bedroom units;
- 3 x 1 bedroom + study units;
- 1 x 2 bedroom unit;

Levels 1 - 3

Building 1

- Lounge and dining area;
- Back of house;
- Kitchen/servery;
- 72 residential aged care beds;

Building 2

- 3 x 1 bedroom units;
- 9 x 1 bedroom + study units;
- 3 x 2 bedroom + 1 bathroom units;
- 3 x 2 bedroom + 2 bathroom units;
- 3 x 3 bedroom + 2 bathroom units.

Building 3

- 3 x 1 bedroom units;
- 9 x 1 bedroom + study units;
- 3 x 2 bedroom + 1 bathroom units;
- 3 x 2 bedroom + 2 bathroom units;
- 3 x 3 bedroom + 2 bathroom units.

Levels 4 - 5

Building 1

- Lounge and dining area;
- Back of house;
- Kitchen/servery;
- 48 residential aged care beds.

Building 2

- 4 x 1 bedroom units;
- 6 x 1 bedroom + study units;
- 2 x 2 bedroom + 1 bathroom units;
- 2 x 2 bedroom + 2 bathroom units.

Building 3

- 4 x 1 bedroom units;

- 6 x 1 bedroom + study units;
- 2 x 2 bedroom + 1 bathroom units;
- 2 x 2 bedroom + 2 bathroom units.

4.5 Unit Mix

The following unit mix is proposed for the Independent living units which are contained in Buildings 2 and 3:

Unit Type	Number of Units	% of Total
1 bedroom	17	22.5
1 bedroom + study	32	42
2 bedroom + 1 bathroom	10	13
2 bedroom + 2 bathroom	11	14.5
3 bedroom + 2 bathroom	6	8
Total	76	100%

Building 1 comprises 120 residential aged care beds with 80 single rooms and 20 companion rooms.

4.6 Seniors Housing

The proposal provides a total of 76 independent living units and 120 residential aged care beds. The Seniors Housing SEPP provides the following definition for a “self-contained dwelling”:

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

The following definition is provided for “residential care facilities”:

“is residential accommodation for seniors or people with a disability that includes:

(a) meals and cleaning services, and

(b) personal care or nursing care, or both, and

(c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care,

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

The proposed units and residential aged care beds will be operated in accordance with the relevant definitions provided above.

4.7 Ancillary Uses

The proposal includes a range of communal amenities and ancillary uses located on the ground floor of each building as detailed in **Section 4.4** of this SEE. These are associated with and incidental to the primary use of the proposal for the purposes of seniors housing. Ancillary uses include the following:

- **Communal and living amenities:** including a hairdresser, community rooms, gym, and two cafés.
- **Office and administration areas:** including staff amenities space, staff training, staff lounge, consultation room, administration room, and reception.

4.8 Gross Floor Area and Floor Space Ratio

Measured in accordance with relevant definitions, the proposal has a gross floor area ("GFA") of 12,189 m², contained within a 6-storey built form. Accordingly, taking into calculation the site area of 4,953 m², the proposal has a 2.46:1 floor space ratio ("FSR").

4.9 Building Height

The proposal has a maximum building height of 22 metres to the lift overrun. This height is calculated as the vertical distance from ground floor level being RL 28.2 metres to the highest point of the building being the lift overrun at RL 50.2 metres.

4.10 Setbacks

The proposed building setbacks create a sensitive built form response and ample separation to residential and commercial interface boundaries that minimise bulk overshadowing and privacy impacts. Setback dimensions are shown on the architectural drawings (see Accompanying A3 Volume of Drawings) and are generally as follows:

- Eastern Setback (to Woodriff Street): 4 metres.
- Northern Setback (to Derby Street): 4 metres.
- Western Setback
 - (to 232 Derby Street): 6 metres.
 - (to 7 Reserve Street): approximately 12 metres.
- Southern Setback
 - (to Reserve Street): 4 metres.
 - (to 7 Reserve Street): 6 metres.

4.11 Building Separation

Building separations are shown on the architectural drawings (see Accompanying A3 Volume of Drawings) and are generally provided as follows:

- Buildings 1 and 2: 12 metres building separation.
- Buildings 2 and 3:

- Ground floor – Level 3: 12 metres; and
- Level 4 – 5: 18 metres.

4.12 Operational Management

The development will be operated in accordance with the operational management plan accompanying the proposal (see **Appendix 10**). The Village will be operated by Greengate, a developer, owner and operator of integrated care villages. Greengate Care Pty Ltd (a wholly owned subsidiary of the group) will operate the aged care home under its Approved Provider status from the Commonwealth Aged Care Act. The retirement village will be managed under the NSW Retirement Villages Act by a yet to be registered entity of Greengate likely to be called Village Green Penrith Pty Ltd.

The on-site management will be integrated, however, with a single Greengate village manager sitting across both the aged care and retirement functions.

4.13 Access Circulation and Parking

Vehicular access is provided to basement parking and loading areas from Reserve Street. Basement parking is provided for 97 cars, 31 for the residential care facility and 66 for the independent living units accessed via a boom gate. The basement also contains a loading area.

4.14 Accessibility

The development has been designed to allow ease of access for all residents, staff, and visitors by providing continuous paths of travel, circulation spaces and appropriate gradients. Resident bedrooms and communal amenities will be accessible from the main reception and entry area at ground floor level, and the main paths of travel will be accessible and continuous throughout. An Accessibility Report has been prepared by Access Always (see **Appendix 1**) to assess the accessibility of the proposal and provide strategies to maximise reasonable provision of access for people with disabilities.

4.15 Landscaping

Details of the proposed landscaping are outlined in the landscape design report and landscape plans accompanying the development application at the A3 Volume. A number of landscaped types are provided to effectively utilise space between buildings including:

- Lounge node / entertainment precinct;
- Raised planters located throughout the courtyards;
- Open multifunction turf area;
- Tensile wire structures / lightweight pergola with climbers;
- Water feature/ reflection pool;
- Central Mediterranean courtyard;
- Large modern pots with specimen trees.

4.16 Tree Removal and Planting

As detailed in the accompanying Arborist Report prepared by Redgum (see **Appendix 6**), sixteen (16) plus a group of trees are nominated for removal and replacement with species in accordance with the landscape plans. The seven (7) trees on and adjoining the site to be preserved will be retained and protected through the implementation of adequate measures for their integration into the development by the application of appropriate technology as detailed in this report.

4.17 BASIX

A BASIX Certificate has been prepared by Thermal Environmental (see **Appendix 3**) to assess compliance with State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

4.18 BCA Compliance

The seniors housing development has been designed to comply with the Building Code of Australia ("BCA"). BCA compliance is a prescribed condition of development consent. The accompanying BCA Assessment Report prepared by Blackett Maguire + Goldsmith Pty Ltd (see **Appendix 8**) assesses the proposal against Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Series (Volume 1) BCA. It concludes that the proposal can achieve compliance with the BCA and Access to premises standards. BCA compliance will be addressed as part of a Construction Certificate without giving rise to inconsistencies with a development consent.

4.19 Materials and Finishes

A schedule of external materials, colours, and finishes is including in the accompanying architectural drawings (see Accompanying A3 Volume of Drawings). The materials and finishes selection include the following:

- Black brick;
- Light brick;
- Exposed concrete;
- Metal cladding;
- External glass;
- Light weight cladding;
- Steel balustrade;
- Sliding screen;
- Vertical screen for staircase;
- Privacy aluminium blades; and
- Glazed louvre screen.

4.20 Stormwater Management

Stormwater infrastructure will be incorporated into the proposed development as detailed in the accompanying civil report prepared by Warren Smith and Partners (see **Appendix 4**).

4.21 Infrastructure and Site Services

Services including electricity, telecommunications, gas, water and sewage infrastructure are available to the site. These existing services will be extended, expanded and augmented as required in order to meet the demands and requirements of the proposed development.

4.22 Waste Management

The accompanying Waste Management Plan (“WMP”) prepared by Greengate Development Pty Ltd (see **Appendix 9**) sets out waste management details in relation to the following matters:

- Ensure waste is managed to reduce the amount of waste and recyclables to land fill by assisting residents to segregate appropriate materials that can be recycled; displaying signage to remind and encouraging recycling practices; and through placement of recycling and waste bins in the retail precinct to reinforce these messages.
- Recover, reuse and recycle generated waste wherever possible.
- Compliance with all relevant codes and policies.

4.23 Demolition

As illustrated on the demolition plan contained in the set of architectural drawings accompanying the proposal, the existing building, fencing, paving, outbuildings, and hardstand areas are to be demolished to accommodate the proposal. All demolition work will be carried out in accordance with *AS2601-2001-The Demolition of Structures*.

4.24 Project Staging and Delivery

It is the intention of Greengate to stage the construction and operation of the development to reflect the expected delivery of the project. Development consent is therefore, sought for the whole development, however, it is intended that the development will be constructed in two stages to reflect the project delivery timeframe. Details of the proposed staging of the project are contained in the architectural plans accompanying this application at the A3 Volume. Council is requested to draft any conditions of consent so that they can be implemented to the extent necessary for each stage.

4.25 Construction Management

A Construction Management Plan (“CMP”) will be prepared prior to the commencement of construction works. The CMP will provide details of appropriate mitigation measures to control emissions during construction including dust minimisation, noise control and traffic movement. Consideration will be given to the proximity of the site to surrounding residential uses within proximity of the site.

5. RELEVANT POLICY AND PLANNING CONTROLS

5.1 State Environmental Planning Policy 55 (SEPP 55) – Remediation of Land

SEPP 55 provides that a consent authority must not consent to the carrying out of a development on land unless:

- “(a) the planning authority has considered whether the land is contaminated, and*
- (b) if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and*
- (c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.”*

A Detailed Site Investigation for Contamination was undertaken by Douglas Partners to identify potential contamination sources at the site and assesses the suitability of the land for the proposal. The results of these investigations are presented in the accompanying Report at **Appendix 5**. Some hydrocarbons were encountered in surface (or near surface) soil samples which are associated with spilt fuels as a result of the sites use as a car park. Elevated concentrations of benzo(a)pyrene were encountered at one bore hole location which was considered likely to be due to crushed shale in the uppermost pavement layers.

The Report concludes that the site can be made suitable, from an environmental perspective, for the proposal subject to the following recommendations:

- *“A hazardous building materials assessment of the former child care centre should be undertaken such that hazardous materials are identified and appropriately removed prior to demolition;*
- *Upon demolition of the building, an experienced occupational hygienist or environmental consultant should undertake an inspection of the footprint to identify any remnant asbestos, which would need to be appropriately remediated;*
- *In relation to the asbestos encountered at BH 2, either delineate the impact and dispose the impacted soils to landfill under the waste classification assigned in DP (2017a), or undertake an asbestos assessment of the area around BH2, and in similar fill, in accordance with NEPC (2013) and WA (2009) Department of Health guidelines, to determine asbestos concentrations for comparison against HSLs. It is recommended that either course of action be undertaken after the inspection following demolition of the building, such that any identified asbestos is incorporated into the selected management strategy;*
- *In relation to the hydrocarbons encountered in BH A and BH 11, delineate the impact and either waste classify for off-site disposal, or land farm on site until concentrations meet the SAC;*
- *In relation to the benzo(a)pyrene impact at BH 5, delineate the impact and waste classify for offsite disposal;*
- *Given the detections of asbestos and other minor contaminants, and the presence of fill, any future construction works should be undertaken under a site management plan that includes an unexpected finds protocol to inform the appropriate management of contamination, or suspected contamination, if found.*

The abovementioned recommendations should be documented in a Remediation Action Plan (RAP) in accordance with SEPP 55.

Groundwater testing was not completed, however, given that no significant soil contamination was found, groundwater contamination is considered unlikely."

As recommended in the Detailed Site Investigation Report, a Remediation Action Plan can be prepared prior to the demolition and construction stage of the development.

5.2 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 ("the Vegetation SEPP") seeks to protect biodiversity values of trees and vegetation in non-rural areas and preserve amenity of non-rural areas through preservation of trees and vegetation. The SEPP applies to non-rural areas of the State including the Penrith local government area.

The accompanying Arborist Report (see **Appendix 6**) provides an assessment of existing trees contained on the site and within neighbouring properties.

5.3 State Environmental Planning Policy (Building Sustainable Index: BASIX) 2004

Residential development is required to comply with State Environmental Planning Policy - (Building Sustainability Index: BASIX) 2004 ("BASIX"). In this regard, a BASIX Assessment has been prepared for the proposed development and is provided at **Appendix 3**.

5.4 State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development

5.4.1 Applicability and Objectives of SEPP 65

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development ("SEPP 65") was gazetted on 17 July 2015. The SEPP applies to residential flat buildings if the building is three or more storeys and contains at least four dwellings. The proposal meets relevant requirements of SEPP 65 and the Apartment Design Guide ("ADG").

SEPP 65 has the following aims and objectives:

- "(1) This Policy aims to improve the design quality of residential apartment development in New South Wales.*
- (2) This Policy recognises that the design quality of residential apartment development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high quality design.*
- (3) Improving the design quality of residential apartment development aims:*
 - (a) to ensure that it contributes to the sustainable development of New South Wales:*
 - (i) by providing sustainable housing in social and environmental terms,*
 - and*
 - (ii) by being a long-term asset to its neighbourhood, and*

- (iii) *by achieving the urban planning policies for its regional and local contexts, and*
- (b) *to achieve better built form and aesthetics of buildings and of the streetscapes and the public spaces they define, and*
- (c) *to better satisfy the increasing demand, the changing social and demographic profile of the community, and the needs of the widest range of people from childhood to old age, including those with disabilities, and*
- (d) *to maximise amenity, safety and security for the benefit of its occupants and the wider community, and*
- (e) *to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions, and*
- (f) *to contribute to the provision of a variety of dwelling types to meet population growth, and*
- (g) *to support housing affordability, and*
- (h) *to facilitate the timely and efficient assessment of applications for development to which this Policy applies.*
- (4) *This Policy aims to provide:*
 - (a) *consistency of policy and mechanisms across the State, and*
 - (b) *a framework for local and regional planning to achieve identified outcomes for specific places.”*

As outlined in the architectural design statement, the development is consistent with the above aims and objectives of SEPP 65.

5.4.2 Design Quality Principles

Clause 30(2)(a) of SEPP 65 establishes design quality principles that are to be taken into consideration in evaluating the design quality of residential development. The urban design analysis undertaken by Jackson Teece implements the nine design quality principles as detailed in the accompanying ADG Compliance Assessment (see **Appendix 2**). This demonstrates that the proposal achieves compliance with the design quality principles established in SEPP 65.

5.4.3 Apartment Design Guide

Clause 30(2)(b) of SEPP 65 requires development proposals to give adequate consideration to the objectives specified in the Apartment Design Guide. The project architect (Jackson Teece) has provided an assessment of the proposal against relevant design principles in the Apartment Design Guide in their assessment report (see **Appendix 2**).

5.4.4 Design Verification Statement

Clause 50(1A) of the Environmental Planning and Assessment Regulation 2000 requires that a development application that relates to residential apartment development is supported by a design verification qualified designer, being a statement in which the qualified designer:-

- “(a) *verify that he or she designed, or directed the design, of the development, and*
- (b) *provide an explanation that verifies how the development:*
 - (i) *addresses how the design quality principles are achieved, and*

- (ii) *demonstrates, in terms of the Apartment Design Guide, how the objectives in Parts 3 and 4 of that guide have been achieved.*"

A Design Verification Statement prepared by Jackson Teece is submitted with the DA at **Appendix 2**.

5.5 Sydney Regional Environmental Plan No. 20 – Hawkesbury – Nepean River (No 2 – 1997)

The site is located within the catchment of the Hawkesbury Nepean River to which Sydney Regional Environmental Plan No. 20 – Hawkesbury – Nepean River ("SREP 20") applies. Part 2 of the SREP contains general planning considerations, specific planning policies, and recommended strategies that the relevant consent authority is required to take into consideration in relation to the impacts of development on catchment management, environmentally sensitive areas, water quantity, cultural heritage, flora and fauna, riverine scenic quality, rural residential and urban development, aquaculture, recreation, and tourism.

As detailed in the accompanying documentation, the proposed seniors housing development is capable of compliance with the relevant requirements of SREP 20. Specifically, construction of the development will be subject to the implementation of sediment and erosion control measures and stormwater management to protect water quality.

5.6 State Environmental Planning Policy (State and Regional Development) 2011

Part 4 of the State Environmental Planning Policy (State and Regional Development) 2011 requires referral to a regional planning panel for "development that has a capital investment value of more than \$30 million". As detailed in the Cost Summary Report the estimated Capital Investment Value of the proposal is \$77.6m million (including GST). Therefore Part 4 of the SEPP applies and the consent authority is the Sydney Western City Planning Panel.

5.7 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

5.7.1 Applicability of the Seniors Housing SEPP

Development consent for the proposal is sought under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ("the Seniors Housing SEPP"). This section provides an assessment of the proposal against relevant provisions of the Seniors Housing SEPP.

5.7.2 Aims of the Seniors Housing SEPP

Clause 2 of the Seniors Housing SEPP aims to encourage the provision of housing that will:-

- "(a) increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and*
- (b) make efficient use of existing infrastructure and services, and*
- (c) be of good design."*

The above aims are to be achieved by:

- “(a) setting aside local planning controls that would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in this Policy, and*
- (b) setting out design principles that should be followed to achieve built form that responds to the characteristics of its site and form, and*
- (c) ensuring that applicants provide support services for seniors or people with a disability for developments on land adjoining land zoned primarily for urban purposes.”*

The proposed development is consistent with the above aims in that:

- the provision of new seniors housing will increase the supply and diversity of residences that meet the need for seniors and people with a disability;
- it makes efficient use of existing development, infrastructure and services; and
- it is of high quality design (as detailed elsewhere in this SEE).

5.7.3 Permissibility

Clause 4 of the Seniors Housing SEPP states that:-

“This Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if:

(a) development for the purpose of any of the following is permitted on the land:

- i) dwelling-houses,*
- ii) residential flat buildings,*
- iii) hospitals,*
- iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries, or*

(b) the land is being used for the purposes of an existing registered club.”

Both “dwelling-houses” and “residential flat buildings” are permitted with consent in the B4 Zone. Therefore Seniors Housing SEPP applies to the site.

Under **Clause 4(6)**, the Seniors Housing SEPP does not apply if the land is identified as being environmentally sensitive. Environmentally sensitive land is land identified in another environmental planning instrument by certain environmental expressions or descriptions.

The site is not identified as environmentally sensitive land.

Chapter 3 of the Seniors Housing SEPP enables consent to be granted to the proposed seniors housing development. **Clause 14** states the objective of Chapter 3 as follows:-

“The objective of this Chapter is to create opportunities for the development of housing that is located and designed in a manner particularly suited to both those seniors who are independent, mobile and active as well as those who are frail, and other people with a disability regardless of their age.”

The proposal is consistent with this objective in that it provides housing located and designed in a manner particularly suited to both those seniors who are independent, mobile and active as well as those who are frail, and other people with a disability regardless of their age.

Clause 15 allows development on land zoned primarily for urban purposes for any form of seniors housing. In this case the form of housing for which development consent is sought is 'self-contained dwellings' (being independent living units) and "residential care facilities". On-site support services will be provided to residents.

5.7.4 Use of seniors housing in commercial zones

Clause 19 provides that development allowed by Chapter 3 for the purposes of seniors housing does not include the use for residential purposes of any part of the ground floor of a building that fronts a street if the building is located on land that is zoned primarily for commercial purposes unless another environmental planning instrument permits the use of all of the building for residential purposes. The B4 zone is a mixed use zone and thus is not zoned primarily for commercial purposes.

5.7.5 Site-Related Requirements

Part 2 of the Seniors Housing SEPP contains various site-related requirements and location provisions that are to be satisfied by a development application. These include the following:

Provision	Compliance	Discussion
Part 2 – Site Related Requirements		
26 Location and access to facilities (1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to: (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and (b) community services and recreation facilities, and (c) the practice of a general medical practitioner. (2) Access complies with this clause if: (a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable: (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time, (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time, (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or (b) in the case of a proposed development on land in a local government area within the Sydney Statistical Division—there is a public transport service available to the residents who will occupy the proposed development: (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and	Yes	The site is well located to public transport services in that bus stops located along Derby Street carry services to Penrith City Centre and a number of other local centres including Mount Druitt, Glenmore Park, and Jamisontown. The site is within 100 metres from the nearest bus stops in both directions along Derby Street. This readily complies with clause 26(2)(a). A sealed footpath provides access to these bus stops. The bus services are frequent and readily meet the SEPP requirement of being available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive)

Provision	Compliance	Discussion
(iii) that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3), or (c) in the case of a proposed development on land in a local government area that is not within the Sydney Statistical Division—there is a transport service available to the residents who will occupy the proposed development: (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and (iii) that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive), and the gradient along the pathway from the site to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) complies with subclause (3). Note. Part 5 contains special provisions concerning the granting of consent to development applications made pursuant to this Chapter to carry out development for the purpose of certain seniors housing on land adjoining land zoned primarily for urban purposes. These provisions include provisions relating to transport services. (3) For the purposes of subclause (2) (b) and (c), the overall average gradient along a pathway from the site of the proposed development to the public transport services (and from the transport services to the facilities and services referred to in subclause (1)) is to be no more than 1:14, although the following gradients along the pathway are also acceptable: (i) a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time, (ii) a gradient of no more than 1:10 for a maximum length of 5 metres at a time, (iii) a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time.		

Provision	Compliance	Discussion
(4) For the purposes of subclause (2): (a) a suitable access pathway is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and (b) distances that are specified for the purposes of that subclause are to be measured by reference to the length of any such pathway. (5) In this clause: bank service provider means any bank, credit union or building society or any post office that provides banking services.		
27 Bush fire prone land (1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development on land identified on a bush fire prone land map certified under section 146 of the Act as “Bush fire prone land—vegetation category 1”, “Bush fire prone land—vegetation category 2” or “Bush fire prone land—vegetation buffer” unless the consent authority is satisfied that the development complies with the requirements of the document titled Planning for Bush Fire Protection, ISBN 0 9751033 2 6, prepared by the NSW Rural Fire Service in co-operation with the Department of Planning, dated December 2006. (2) A consent authority, in determining a development application made pursuant to this Chapter to carry out development on land in the vicinity of land identified on a bush fire prone land map certified under section 146 of the Act as “Bush fire prone land—vegetation category 1”, “Bush fire prone land—vegetation category 2” or “Bush fire prone land—vegetation buffer”, must take into consideration the general location of the proposed development, the means of access to and egress from the general location and other relevant matters, including the following: (a) the size of the existing population within the locality, (b) age groups within that population and the number of persons within those age groups, (c) the number of hospitals and other facilities providing care to the residents of the facilities within the locality, and the number of beds within those hospitals and facilities,	Yes	The site is not identified as bushfire prone land. The requirements of the SEPP are therefore met in regard to bushfire protection.

Provision	Compliance	Discussion
(d) the number of schools within the locality and the number of students at those schools, (e) existing development within the locality that has been carried out under this Policy or State Environmental Planning Policy No 5—Housing for Older People or People with a Disability, (f) the road network within the locality and the capacity of the road network to cater for traffic to and from existing development if there were a need to evacuate persons from the locality in the event of a bush fire, (g) the adequacy of access to and from the site of the proposed development for emergency response vehicles, (h) the nature, extent and adequacy of bush fire emergency procedures that are able to be applied to the proposed development and its site, (i) the requirements of New South Wales Fire Brigades. (3) In exercising its functions under subclause (1) or (2), a consent authority must consult with the NSW Rural Fire Service and have regard to its comments.		
28 Water and sewer (1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that the housing will be connected to a reticulated water system and have adequate facilities for the removal or disposal of sewage. (2) If the water and sewerage services referred to in subclause (1) will be provided by a person other than the consent authority, the consent authority must consider the suitability of the site with regard to the availability of reticulated water and sewerage infrastructure. In locations where reticulated services cannot be made available, the consent authority must satisfy all relevant regulators that the provision of water and sewerage infrastructure, including environmental and operational considerations, are satisfactory for the proposed development.	Yes	The site is serviced with regard to water and sewerage and augmentation of those systems for the proposal would be possible.
29 Consent authority to consider certain site compatibility criteria for development applications to which clause 24 does not apply		

Provision	Compliance	Discussion
(1) This clause applies to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing (other than dual occupancy) to which clause 24 does not apply. Note. Clause 24 (1) sets out the development applications to which that clause applies. (2) A consent authority, in determining a development application to which this clause applies, must take into consideration the criteria referred to in clause 25 (5) (b) (i), (iii) and (v). (3) Nothing in this clause limits the matters to which a consent authority may or must have regard (or of which a consent authority must be satisfied under another provision of this Policy) in determining a development application to which this clause applies. These are: (i) the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development, (iii) the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision, (v) without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development,		These matters are addressed in the SEE and in appendices. The site is accessible to a range of services and facilities. Community facilities and services are available in close proximity to the site because of its location in Penrith City Centre. As outlined elsewhere in this SEE, the bulk and scale of the development is considered appropriate in the context, having regard to the existing uses on the site, the location and nature of adjoining development and the desired future character of the area in transition.
Part 3 – Design Requirements		
Division 1 - General		
30 Site analysis	Yes	

Provision	Compliance	Discussion
(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied that the applicant has taken into account a site analysis prepared by the applicant in accordance with this clause. (2) A site analysis must: (a) contain information about the site and its surrounds as described in subclauses (3) and (4), and (b) be accompanied by a written statement (supported by plans including drawings of sections and elevations and, in the case of proposed development on land adjoining land zoned primarily for urban purposes, an aerial photograph of the site): (i) explaining how the design of the proposed development has regard to the site analysis, and (ii) explaining how the design of the proposed development has regard to the design principles set out in Division 2. (3) The following information about a site is to be identified in a site analysis: (a) Site dimensions: - length - width (b) Topography: - spot levels and/or contour - north point - natural drainage - any contaminated soils or filled areas (c) Services: - easements - connections for drainage and utility services (d) Existing vegetation: - location - height - spread of established trees - species (e) Micro climates: - orientation - prevailing winds		This SEE presents a site analysis and includes the information in the clause that is relevant to this application. Also refer to the set of architectural plans accompanying the application.

Provision	Compliance	Discussion
(f) Location of: buildings and other structures heritage features and items including archaeology fences property boundaries pedestrian and vehicle access (g) Views to and from the site (h) Overshadowing by neighbouring structures (4) The following information about the surrounds of a site is to be identified in a site analysis: (a) Neighbouring buildings: location height use balconies on adjacent properties pedestrian and vehicle access to adjacent properties (b) Privacy: adjoining private open spaces living room windows overlooking site location of any facing doors and/or windows (c) Walls built to the site's boundary: location height materials (d) Difference in levels between the site and adjacent properties at their boundaries (e) Views and solar access enjoyed by neighbouring properties (f) Major trees on adjacent properties (g) Street frontage features: poles trees kerb crossovers bus stops other services		

Provision	Compliance	Discussion
(h) The built form and character of adjacent development (including buildings opposite on both sides of the street(s) fronted): architectural character front fencing garden styles (i) Heritage features of surrounding locality and landscape (j) Direction and distance to local facilities: local shops schools public transport recreation and community facilities (k) Public open space: location use (l) Adjoining bushland or environmentally sensitive land (m) Sources of nuisance: flight paths noisy roads or significant noise sources polluting operations (n) Adjoining land uses and activities (such as agricultural activities)		
31 Design of in-fill self-care housing In determining a development application made pursuant to this Chapter to carry out development for the purpose of in-fill self-care housing, a consent authority must take into consideration (in addition to any other matters that are required to be, or may be, taken into consideration) the provisions of the <i>Seniors Living Policy: Urban Design Guideline for Infill Development</i> published by the Department of Infrastructure, Planning and Natural Resources in March 2004.	Noted.	This development is not considered to be in-fill self-care housing as the residents will have access to facilities on the site and provided to the site. Nonetheless the development is considered to be consistent with the guidelines in <i>Seniors Living Policy: Urban Design Guideline for Infill Development</i> .
32 Design of residential development A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied that the proposed development	Noted.	Addressed below.

Provision	Compliance	Discussion
demonstrates that adequate regard has been given to the principles set out in Division 2.		
Division 2 Design principles		
33 Neighbourhood amenity and streetscape The proposed development should: (a) recognise the desirable elements of the location's current character (or, in the case of precincts undergoing a transition, where described in local planning controls, the desired future character) so that new buildings contribute to the quality and identity of the area, and (b) retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity and any relevant heritage items that are identified in a local environmental plan, and (c) maintain reasonable neighbourhood amenity and appropriate residential character by: (i) providing building setbacks to reduce bulk and overshadowing, and (ii) using building form and siting that relates to the site's land form, and (iii) adopting building heights at the street frontage that are compatible in scale with adjacent development, and (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and (d) be designed so that the front building of the development is set back in sympathy with, but not necessarily the same as, the existing building line, and (e) embody planting that is in sympathy with, but not necessarily the same as, other planting in the streetscape, and (f) retain, wherever reasonable, major existing trees, and (g) be designed so that no building is constructed in a riparian zone.	Yes	Refer to description of the proposal and the assessment in Section 4 of this SEE dealing with relationship to adjoining land. In this regard it is noted that the development has been designed having regard to the existing and emerging character of the area and the capacity of the site.
34 Visual and acoustic privacy The proposed development should consider the visual and acoustic privacy of neighbours in the vicinity and residents by:	Yes	The development has been designed to provide for the privacy of residents of the development and adjoining sites. Parking areas are located

Provision	Compliance	Discussion
(a) appropriate site planning, the location and design of windows and balconies, the use of screening devices and landscaping, and (b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths. Note. The Australian and New Zealand Standard entitled AS/NZS 2107–2000, <i>Acoustics—Recommended design sound levels and reverberation times for building interiors</i> and the Australian Standard entitled AS 3671—1989, <i>Acoustics—Road traffic noise intrusion—Building siting and construction</i>, published by Standards Australia, should be referred to in establishing acceptable noise levels.		in the basement with the driveway located near the residential care facility with non-resident uses on the ground floor.
35 Solar access and design for climate The proposed development should: (a) ensure adequate daylight to the main living areas of neighbours in the vicinity and residents and adequate sunlight to substantial areas of private open space, and (b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation solar heating and lighting by locating the windows of living and dining areas in a northerly direction. Note. AMCORD: A National Resource Document for Residential Development, 1995, may be referred to in establishing adequate solar access and dwelling orientation appropriate to the climatic conditions.	Yes	Shadow diagrams have been prepared by the project architect and are contained in the volume of drawings accompanying the proposal.
36 Stormwater The proposed development should: (a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and (b) include, where practical, on-site stormwater detention or re-use for second quality water uses.	Yes	A detailed stormwater management plan has been prepared for the development (see accompanying volume of A3 Drawings).

Provision	Compliance	Discussion
37 Crime prevention The proposed development should provide personal property security for residents and visitors and encourage crime prevention by: (a) site planning that allows, from inside each dwelling, general observation of the street, the site and the approaches to the dwelling's entry, and (b) where shared entries are required, providing shared entries that serve a small number of dwellings and that are able to be locked, and (c) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	Yes	Building and landscaping design have considered CPTED principles.
38 Accessibility The proposed development should: (a) have obvious and safe pedestrian links from the site that provide access to public transport services or local facilities, and (b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.	Yes	There is obvious and safe pedestrian access from the site to public transport and local services to the extent relevant. Refer to access report at Appendix 1 .
39 Waste management The proposed development should be provided with waste facilities that maximise recycling by the provision of appropriate facilities.		The waste management plan describes waste management systems for the proposed seniors housing development. Refer to Waste Management Plan at Appendix 9 .
Part 4 – Development standards to be complied with		
Division 1 - General		
40 Development standards—minimum sizes and building height (1) General A consent authority must not consent to a development application made pursuant		

Provision	Compliance	Discussion
to this Chapter unless the proposed development complies with the standards specified in this clause. (2) Site size The size of the site must be at least 1,000 square metres. (3) Site frontage The site frontage must be at least 20 metres wide measured at the building line. (4) Height in zones where residential flat buildings are not permitted If the development is proposed in a residential zone where residential flat buildings are not permitted: (a) the height of all buildings in the proposed development must be 8 metres or less, and Note. Development consent for development for the purposes of seniors housing cannot be refused on the ground of the height of the housing if all of the proposed buildings are 8 metres or less in height. See clauses 48 (a), 49 (a) and 50 (a). (b) a building that is adjacent to a boundary of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) must be not more than 2 storeys in height, and Note. The purpose of this paragraph is to avoid an abrupt change in the scale of development in the streetscape. (c) a building located in the rear 25% area of the site must not exceed 1 storey in height.	Yes Yes N/A	complies complies the site is located within a zone in which residential flat building are permissible with consent.
Division 2 – Residential Care Facilities – standards concerning access and useability		
Note. Development standards concerning access and useability for residential care facilities are not specified in this Policy. For relevant standards, see the Commonwealth aged care accreditation standards and the Building Code of Australia.		Noted
Division 3 Hostels and self-contained dwellings—standards concerning accessibility and useability		

Provision	Compliance	Discussion
41 Standards for hostels and self-contained dwellings (1) A consent authority must not consent to a development application made pursuant to this Chapter to carry out development for the purpose of a hostel or self-contained dwelling unless the proposed development complies with the standards specified in Schedule 3 for such development. (2) Despite the provisions of clauses 2, 7, 8, 9, 10, 11, 12, 13 and 15–20 of Schedule 3, a self-contained dwelling, or part of such a dwelling, that is located above the ground floor in a multi-storey building does not have to comply with the requirements of those provisions if the development application is made by, or by a person jointly with, a social housing provider. Matters in Schedule 3 addressed below: 2 Siting standards (1) Wheelchair access If the whole of the site has a gradient of less than 1:10, 100% of the dwellings must have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road. (2) If the whole of the site does not have a gradient of less than 1:10: (a) the percentage of dwellings that must have wheelchair access must equal the proportion of the site that has a gradient of less than 1:10, or 50%, whichever is the greater, and (b) the wheelchair access provided must be by a continuous accessible path of travel (within the meaning of AS 1428.1) to an adjoining public road or an internal road or a driveway that is accessible to all residents. Note. For example, if 70% of the site has a gradient of less than 1:10, then 70% of the dwellings must have wheelchair access as required by this subclause. If more than 50% of the site has a gradient greater than 1:10, development for the purposes of seniors housing is likely to be unable to meet these requirements. (3) Common areas Access must be provided in accordance with AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated with the development.		Refer to access report at Appendix 1.

Provision	Compliance	Discussion
3 Security Pathway lighting: (a) must be designed and located so as to avoid glare for pedestrians and adjacent dwellings, and (b) must provide at least 20 lux at ground level.	Can comply	Refer to access report at Appendix 1 .
4 Letterboxes Letterboxes: (a) must be situated on a hard standing area and have wheelchair access and circulation by a continuous accessible path of travel (within the meaning of AS 1428.1), and (b) must be lockable, and (c) must be located together in a central location adjacent to the street entry or, in the case of self-contained dwellings, must be located together in one or more central locations adjacent to the street entry.	Can comply	Refer to access report at Appendix 1 .
5 Private car accommodation If car parking (not being car parking for employees) is provided: (a) car parking spaces must comply with the requirements for parking for persons with a disability set out in AS 2890, and (b) 5% of the total number of car parking spaces (or at least one space if there are fewer than 20 spaces) must be designed to enable the width of the spaces to be increased to 3.8 metres, and (c) any garage must have a power-operated door, or there must be a power point and an area for motor or control rods to enable a power-operated door to be installed at a later date.	Can comply	Refer to access report at Appendix 1 .
6 Accessible entry Every entry (whether a front entry or not) to a dwelling, not being an entry for employees, must comply with clauses 4.3.1 and 4.3.2 of AS 4299.	Can comply	Refer to access report at Appendix 1 .

Provision	Compliance	Discussion
7 Interior: general (1) Internal doorways must have a minimum clear opening that complies with AS 1428.1. (2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres. (3) Circulation space at approaches to internal doorways must comply with AS 1428.1.	Can comply	Refer to access report at Appendix 1 .
8 Bedroom At least one bedroom within each dwelling must have: (a) an area sufficient to accommodate a wardrobe and a bed sized as follows: (i) in the case of a dwelling in a hostel—a single-size bed, (ii) in the case of a self-contained dwelling—a queen-size bed, and (b) a clear area for the bed of at least: (i) 1,200 millimetres wide at the foot of the bed, and (ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and (c) 2 double general power outlets on the wall where the head of the bed is likely to be, and (d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and (e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and (f) wiring to allow a potential illumination level of at least 300 lux.	Can comply	Refer to access report at Appendix 1 .
9 Bathroom (1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1: (a) a slip-resistant floor surface, (b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,	Can comply	Refer to access report at Appendix 1 .

Provision	Compliance	Discussion
(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future: (i) a grab rail, (ii) portable shower head, (iii) folding seat, (d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it, (e) a double general power outlet beside the mirror. (2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.		
10 Toilet A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.	Can comply	Refer to access report at Appendix 1 .
11 Surface finishes Balconies and external paved areas must have slip-resistant surfaces. Note. Advice regarding finishes may be obtained from AS 1428.1.	Can comply	Refer to access report at Appendix 1 .
12 Door hardware Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.	Can comply	Refer to access report at Appendix 1 .
13 Ancillary items Switches and power points must be provided in accordance with AS 4299.	Can comply	Refer to access report at Appendix 1 .
Part 6 – Development for vertical villages		
45(1) Application of clause This clause applies to land to which this Policy applies (other than the land referred to in clause 4 (9)) on which development for the purposes of residential flat buildings is permitted.	Yes	Residential flat buildings are permitted with consent in the B4 Mixed Use zone.

Provision	Compliance	Discussion
(2) Granting of consent with bonus floor space Subject to subclause (6), a consent authority may consent to a development application made pursuant to this Chapter to carry out development on land to which this clause applies for the purpose of seniors housing involving buildings having a density and scale (when expressed as a floor space ratio) that exceeds the floor space ratio (however expressed) permitted under another environmental planning instrument (other than State Environmental Planning Policy No 1—Development Standards) by a bonus of 0.5 added to the gross floor area component of that floor space ratio. Note. For example, if the floor space ratio permitted under another environmental planning instrument is 1:1, a consent authority may consent to a development application for the purposes of a building having a density and scale of 1.5:1. (3) Subsection (2) applies even if the floor space ratio permitted under another environmental planning instrument is expressed in a development control plan. (4) In calculating the gross floor area for the purposes of subclause (2), the floor space used to deliver on-site support services (other than any floor space used to deliver communal or residents' living areas) is to be excluded. (5) However, if the area of the floor space referred to in subclause (4) is greater than 50% of the gross floor area, then the area that may be excluded under subclause (4) is limited to an area that does not exceed 50% of the gross floor area.	Noted.	Subject to compliance with subclause (6) the consent authority may consent to a bonus of 0.5 added to the gross floor area component of the floor space ratio control.
(6) Requirements relating to affordable places and on-site support services A consent authority may only grant consent to a development application as referred to in subclause (2) if: (a) the consent authority is satisfied, on written evidence, that: (i) the proposed development will deliver on-site support services for its residents, and (ii) at least 10% of the dwellings for the accommodation of residents in the proposed development will be affordable places, and (b) the applicant identifies, to the satisfaction of the consent authority, which of the dwellings for the accommodation of residents in the proposed development will be set aside as affordable places.	Intend to comply	The proposed development will deliver on-site support services for its residents as outlined in the Operational Management Plan accompanying the application (Appendix 10). At least 10% of the dwellings for the accommodation of residents in the proposed development will be affordable places. The DA drawings identify which of the dwellings for the accommodation of residents in the proposed development will be set aside as affordable

Provision	Compliance	Discussion
		places. The applicant intends to comply with the provisions of the SEPP.
(7) Grounds on which consent cannot be refused A consent authority must not refuse consent as referred to in subclause (2) only because the proposed development does not comply with a standard referred to in clause 40 (4) (a), 48 (a), 49 (a) or 50 (a).	Noted.	Addressed elsewhere in this table.
(8) Conditions on grants of development consent A development consent may be granted as referred to in subclause (2) subject to a condition that requires the creation of a restrictive or positive covenant on land to which a development application relates concerning the continued provision of the affordable places identified in the application. (9) A development consent may be granted as referred to in subclause (2) subject to a condition that requires the affordable places identified in a development application to be owned and managed by an organisation providing community housing that is registered for the time being with the Office of Community Housing. (10) Subclauses (8) and (9) do not limit the kinds of conditions that may be imposed on a development consent, or allow conditions to be imposed on a development consent otherwise than in accordance with the Act.	Noted.	
(11) Clause does not apply to certain heritage affected land Nothing in this clause applies in relation to the granting of consent to a development application made pursuant to this Chapter for the carrying out of development on land to which an interim heritage order or listing on the State Heritage Register under the Heritage Act 1977 applies.	N/A	The site does not contain a heritage item.
Part 7 – Development standards that cannot be used as grounds to refuse consent		
Division 2 – Residential care facilities		
48 Standards that cannot be used to refuse development consent for residential care facilities		

Provision	Compliance	Discussion
A consent authority must not refuse consent to a development application made pursuant to this Chapter for the carrying out of development for the purpose of a residential care facility on any of the following grounds: (a) building height: if all proposed buildings are 8 metres or less in height (and regardless of any other standard specified by another environmental planning instrument limiting development to 2 storeys), or (b) density and scale: if the density and scale of the buildings when expressed as a floor space ratio is 1:1 or less, (c) landscaped area: if a minimum of 25 square metres of landscaped area per residential care facility bed is provided, (d) parking for residents and visitors: if at least the following is provided: (i) 1 parking space for each 10 beds in the residential care facility (or 1 parking space for each 15 beds if the facility provides care only for persons with dementia), and (ii) 1 parking space for each 2 persons to be employed in connection with the development and on duty at any one time, and (iii) 1 parking space suitable for an ambulance. Note. The provisions of this clause do not impose any limitations on the grounds on which a consent authority may grant development consent.	Generally	The proposed development has a maximum building height of 22 metres (being a 6 storey building). The proposed development has an FSR of 2.46:1. Landscaped area is considered appropriate for the development. The proposed parking exceeds these requirements.
Division 4 - Self-contained dwellings		
50 Standards that cannot be used to refuse development consent for self-contained dwellings A consent authority must not refuse consent to a development application made pursuant to this Chapter for the carrying out of development for the purpose of a self-contained dwelling (including in-fill self-care housing and serviced self-care housing) on any of the following grounds: (a) building height: if all proposed buildings are 8 metres or less in height (and regardless of any other standard specified by another environmental planning instrument limiting development to 2 storeys), (b) density and scale: if the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less, (c) landscaped area: if:		Clause 50 does not impose any limitations on Council's ability to approve a development that does not meet development standards.

Provision	Compliance	Discussion
(i) in the case of a development application made by a social housing provider—a minimum 35 square metres of landscaped area per dwelling is provided, or (ii) in any other case—a minimum of 30% of the area of the site is to be landscaped, (d) Deep soil zones: if, in relation to that part of the site (being the site, not only of that particular development, but also of any other associated development to which this Policy applies) that is not built on, paved or otherwise sealed, there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15% of the area of the site (the deep soil zone). Two-thirds of the deep soil zone should preferably be located at the rear of the site and each area forming part of the zone should have a minimum dimension of 3 metres, (e) solar access: if living rooms and private open spaces for a minimum of 70% of the dwellings of the development receive a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter, (f) private open space for in-fill self-care housing: if: (i) in the case of a single storey dwelling or a dwelling that is located, wholly or in part, on the ground floor of a multi-storey building, not less than 15 square metres of private open space per dwelling is provided and, of this open space, one area is not less than 3 metres wide and 3 metres long and is accessible from a living area located on the ground floor, and (ii) in the case of any other dwelling, there is a balcony with an area of not less than 10 square metres (or 6 square metres for a 1 bedroom dwelling), that is not less than 2 metres in either length or depth and that is accessible from a living area, Note. The open space needs to be accessible only by a continuous accessible path of travel (within the meaning of AS 1428.1) if the dwelling itself is an accessible one. See Division 4 of Part 4. (g) (Repealed) (h) parking: if at least the following is provided: (i) 0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or (ii) 1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with, a social housing provider. Note. The provisions of this clause do not impose any limitations on the grounds on which a consent authority may grant development consent.	49% of the site comprises soft and hard landscaped areas. 19% of the site is deep soil. Yes Yes Yes Can comply Yes	

5.8 Penrith Local Environmental Plan 2010

5.8.1 Land Zoning and Objectives

The development site is zoned B4 (Mixed Use) pursuant to the LEP (see **Figure 4A**). The objectives of the B4 Zone are as follows:-

- “To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.
- To create opportunities to improve public amenity.
- To provide a wide range of retail, business, office, residential, community and other suitable land uses.”

The proposal will satisfy the above objectives for the B4 Zone in the following regard:-

- it will deliver compatible land uses, being seniors housing and associated uses;
- it will integrate residential and community development into an accessible location that is well served by public transport and that encourages walking and cycling;
- it will enhance public amenity; and
- it will provide suitable residential and commercial land uses.

5.8.2 Permissibility

Development permitted with consent in the B4 Zone is:-

*“Amusement centres; Boarding houses; Car parks; Child care centres; **Commercial premises**; Community facilities; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Home-based child care; Home businesses; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Mortuaries; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; **Residential accommodation**; Residential flat buildings; Respite day care centres; Restricted premises; Roads; **Seniors housing**; Serviced apartments; Sex services premises; Shop top housing; Signage; Veterinary hospitals” (our emphasis)*

In summary, the proposed the use of the site for seniors housing in the form of self-contained dwellings, a residential care facility, associated wellness centre uses and other permissible commercial uses is permissible with consent. The application is lodged pursuant to the Seniors Housing SEPP.

5.8.3 Floor Space Ratio

The site is subject to a maximum floor space ratio (FSR) of 2:1 under the LEP (see **Figure 4C**). The site has a total area of 4,953m². The development application is submitted under the

provisions of the Seniors Housing SEPP with an FSR for the proposal of 2.46:1. The proposal relies on a 0.5:1 floor space ratio bonus provided by the Part 6 of the Seniors Housing SEPP.

5.8.4 Maximum Building Height

The site is subject to a maximum building height of 24 metres (see **Figure 4B**) measured as the vertical distance from the existing ground level to the highest point of the building. The proposal has a maximum building height of 22 metres pursuant to the LEP definitions.

5.8.5 Flood Planning

The site is not identified as a 'Flood Planning Area' in the LEP Flood Planning Map.

Notwithstanding the proposal is accompanied by a flood assessment that addresses relevant flood issues including flood levels, overland flow and flood evacuation (see **Appendix 4**).

5.8.6 Earthworks

Before granting development consent for earthworks, Council must consider the following matters:-

- "(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*
- (b) the effect of the proposed development on the likely future use or redevelopment of the land,*
- (c) the quality of the fill or the soil to be excavated, or both,*
- (d) the effect of the proposed development on the existing and likely amenity of adjoining properties,*
- (e) the source of any fill material and the destination of any excavated material,*
- (f) the likelihood of disturbing relics,*
- (g) the proximity to and potential for adverse impacts on any waterway, drinking water catchment or environmentally sensitive area,*
- (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development,*
- (i) the proximity to and potential for adverse impacts on any heritage item, archaeological site, or heritage conservation area."*

Excavation is proposed for one basement level setback from boundaries on a site that is flat and developed for the purpose of a car park. The excavation:

- Would not have a significant impact on drainage patterns;
- The earthworks are associated with the efficient use of the land and would not impact its future redevelopment;
- Excavated material would be tested for contamination and disposed of to an authorised land fill;
- There would be a minor short term impact on amenity during excavation typical of any construction activity;
- The site has been disturbed by urban development and no likelihood of relics remaining. An unexpected finds protocol will be implemented during excavation;

- The site is well removed from receiving waterways and measures would be implemented during excavation to control erosion and sedimentation during storm events;
- A construction environmental management plan will be prepared and implemented; and
- The site is well removed from any heritage item.

5.8.7 Penrith City Centre Controls

The site is located within Penrith City Centre. Accordingly, the concept design is required to consider the following LEP provisions which apply to development in the City Centre:

Clause 8.2 Sun Access Plane

The site is not affected by sun access plane controls in clause 8.2 of the LEP.

Clause 8.3 Minimum Building Street Frontage

Clause 8.3 seeks to ensure that development in the B4 Zone has at least one street frontage of 20 metres or more. The site meets this development standard.

Clause 8.4 Design Excellence

Clause 8.4 seeks to ensure that development in the City Centre exhibits design excellence. In assessing design excellence, Council will have regard to the following matters:-

Matters for consideration	Comment
<i>“(a)whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</i>	A highly qualified architectural firm has prepared the proposal. A detailed design process has resulted in the proposed materials and detailing which are appropriate to the building type and location.
<i>(b)whether the form and external appearance of the development will improve the quality and amenity of the public domain,</i>	The attractive appearance of the development will improve the quality of the area and the amenity of the public domain will be enhanced by activated uses and passive surveillance.
<i>(c)whether the development will detrimentally impact on view corridors,</i>	There will be no significant impact on view corridors.
<i>(d)whether the development will detrimentally impact on any land identified as “Area 4” on the Height of Buildings Map,</i>	There are no impacts.
<i>(e)how the development will address the following matters:</i>	
<i>(i)the suitability of the land for development,</i>	The site is suitable for the development having regard to location, slope, proximity to services and public transport, and the nature of existing and future uses.
<i>(ii)existing and proposed uses and use mix,</i>	The proposal is for a mixed use development including residential accommodation in the form of seniors housing, and associated uses in close proximity to an identified community hub. This is a more efficient and sustainable use of the site.
<i>(iii)heritage issues and streetscape constraints,</i>	There are no significant heritage or streetscape constraints.
<i>(iv)the relationship of the development with other buildings (existing or proposed) on the same site</i>	The proposed development has streets on three sides and has been designed having regard to the redevelopment

<i>or on neighbouring sites in terms of separation, setbacks, amenity and urban form,</i>	potential of adjoining sites. Setback and separation controls are generally satisfied.
<i>(v)bulk, massing and modulation of buildings,</i>	The proposed building has been designed with modulated facades to reduce bulk and massing.
<i>(vi)street frontage heights,</i>	There are no applicable street frontage heights.
<i>(vii)environmental impacts such as sustainable design, overshadowing, wind and reflectivity,</i>	The location and siting of the building minimise any adverse impacts on the amenity of adjoining areas. Sustainability measures are included.
<i>(viii)the achievement of the principles of ecologically sustainable development,</i>	In this regard, a suitably qualified sustainability consultant has prepared a sustainability report to accompany the proposal (see Appendix 3).
<i>(ix)pedestrian, cycle, vehicular and service access, circulation and requirements,</i>	The proposal displays access arrangements appropriate for the surrounding street hierarchy.
<i>(x) the impact on, and any proposed improvements to, the public domain"</i>	The development will have a positive impact on the public domain by activating the streets, providing passive surveillance and providing integrating landscaping.

Clause 8.4 of the LEP contains requirements for a competitive design process in certain circumstances. The development application is lodged under the Seniors Housing SEPP and relies on the floor space bonus available under that policy. A design competition is therefore not required for the proposal.

Clause 8.5 Building Separation

Clause 8.5 seeks to ensure that new buildings in the City Centre are erected so that the separation distance to neighbouring buildings and within separate parts of the same building are not less than separation distances stated in the relevant development control plan.

The DCP contains controls on building separation distances. The minimum side and rear setback controls are set out in S11.2.5 of the DCP which are addressed in **Section 5.9** of this SEE.

5.8.8 Heritage Conservation

The site does not contain any heritage items, is not located within close proximity to any heritage items and is not within a heritage conservation area.

5.8.9 Sustainable Development

Pursuant to Clause 7.4 of the LEP, proposals are required to integrate sustainable development principles. In this regard a Sustainability Report has been prepared for the application (see **Appendix 3**).

5.9 Penrith Development Control Plan 2014

The following section assesses the proposal's compliance with relevant requirements and development controls of the Penrith Development Control Plan 2014 ("the DCP").

5.9.1 Part B - Overarching DCP Principles

The proposed development is entirely consistent with the key principles for the DCP. A high quality seniors housing development is proposed in an appropriate location which achieves a high level of sustainability. DCP principles include:

1. *Provide a long term vision for cities, based on sustainability; intergenerational, social, economic and political equity; and their individuality.*
2. *Achieve long term economic and social security.*
3. *Recognise the intrinsic value of biodiversity and natural ecosystems, and protect and restore them.*
4. *Enable communities to minimise their ecological footprint.*
5. *Build on the characteristics of ecosystems in the development and nurturing of healthy and sustainable cities.*
6. *Recognise and build on the distinctive characteristics of cities, including their human and cultural values, history and natural systems.*
7. *Empower people and foster participation.*
8. *Expand and enable cooperative networks to work towards a common, sustainable future.*
9. *Promote sustainable production and consumption, through appropriate use of environmentally sound technologies and effective demand management.*
10. *Enable continual improvement, based on accountability, transparency and good governance.*

5.9.2 Part C - City-wide Controls

DCP PART C – City Wide Controls	COMMENT	COMPLIANCE
C1 Site Planning and Design Principles B. General Objectives <i>a) To improve the sustainability of development through improved site planning that takes into account social, economic and environmental opportunities and constraints;</i> <i>b) To ensure that developments address the key principles of site planning, urban design and design excellence by:</i> <i>i) responding to the natural topography and landform of the site</i> <i>ii) protecting areas of scenic or visual importance in the City of Penrith;</i> <i>iii) adopting a height, massing and scale that accords with the analysis of the site and minimises visual impact;</i> <i>iv) incorporating safety and security measures in its design;</i>	A sustainability report has been prepared to accompany the proposal (see Appendix 3). The proposal sits comfortably within the location. It is the result of an extensive site planning process and achieved a high degree of design excellence that minimises visual impact. See site analysis at contained within the drawings accompanying the proposal.	Yes

DCP PART C – City Wide Controls	COMMENT	COMPLIANCE
<i>v) utilising, where possible, sustainable materials that minimise impacts on the environment, maintenance and waste; and</i> <i>vi) incorporating the principles of universal design to maximise accessibility for all people.</i> <i>c) To ensure that non-residential buildings (and their future uses) are designed to incorporate design and sustainable excellence by:</i> <i>i) being accredited under the Australian Buildings Greenhouse Ratings certification system, now part of the National Australian Built Environment Rating System (NABERS) and/or Green Star certification system, whichever is applicable; and</i> <i>ii) ensuring that energy and water consumption is minimised.</i>		
C2 Vegetation Management <i>a) To adopt the principles of ecologically sustainable development (ESD) in protecting and enhancing Penrith's native vegetation;</i> <i>b) To preserve existing trees and vegetation for the benefits they provide;</i> <i>c) To preserve existing trees and vegetation, where possible, during the design, development and construction process and justify any tree or vegetation removal to Council;</i> <i>d) To protect and enhance native vegetation and biodiversity in the Penrith Local Government Area, including habitat for threatened species, populations and ecological communities and corridors for flora and fauna;</i> <i>e) To retain native vegetation in parcels of a size and configuration which will enable existing plant and animal communities to survive in the long term;</i> <i>f) To protect and enhance the landscape character and scenic qualities of the Penrith Local Government Area; and Penrith Development Control Plan 2014 C2 Vegetation Management C2-3</i>	The proposal will have minimal impact on the natural environment insofar as no significant trees are to be removed and trees which are proposed to be removed will be replaced by new (extensive) planting as part of a comprehensive landscape scheme for the site. Refer to Arborist Report (Appendix 6) and Landscape Plans (at accompanying A3 Volume of Drawings).	Yes

DCP PART C – City Wide Controls	COMMENT	COMPLIANCE
g) To manage the conflict between protecting and removing vegetation to address natural hazards such as bushfires.		
C3 Water Management a) To adopt an integrated approach that takes into account all aspects of the water cycle in determining impacts and enhancing water resources; b) To promote sustainable practices in relation to the use of water resources for human activities; c) To minimise water consumption for human uses by using best practice site planning, design and water efficient appliances; d) To address water resources in terms of the entire water catchment; e) To protect water catchments and environmental systems from development pressures and potential pollution sources; f) To protect and enhance natural watercourses, riparian corridors, wetlands and groundwater dependent ecosystems; g) To protect, conserve and enhance surface and groundwater resources; h) To integrate water management with stormwater, drainage and flood conveyance requirements; and i) To utilise principles of Water Sensitive Urban Design in designing new developments or infill development in existing areas.	See Stormwater Management Plans (at Accompanying A3 Volume of Drawings) and Flood Report (Appendix 4) accompanying the proposal.	Yes
C4 Land Management a) To promote sustainable land use practices for all land use types; b) To minimise land degradation in the Penrith LGA and promote restoration of degraded lands; c) To control erosion, sedimentation and dust to maintain soil and water quality and protect amenity; d) To minimise land contamination through inappropriate landfill or pollution of land and maximise remediation of contaminated land; and	A Detailed Site Investigation has been undertaken to accompany the application. It identifies localised contamination on the site which can be appropriately managed and disposed to be detailed in a Remedial Action Plan prepared prior to works being undertaken on the site. See Appendix 5 .	Yes

DCP PART C – City Wide Controls	COMMENT	COMPLIANCE
e) <i>To reduce the likelihood of salinity and its impact on land and development.</i>		
Waste Management <i>a) To facilitate sustainable waste management within the City of Penrith in accordance with the principles of Ecologically Sustainable Development;</i> <i>b) To manage waste in accordance with the 'Waste Hierarchy' to:</i> <i>i) Avoid producing waste in the first place;</i> <i>ii) Minimise the amount of waste produced;</i> <i>iii) Re-use items as many times as possible to minimise waste;</i> <i>iv) Recycle once re-use options have been exhausted; and</i> <i>v) Dispose of what is left, as a last resort, in a responsible way to appropriate waste disposal facilities;</i> <i>c) To assist in achieving Federal and State Government waste minimisation targets as set out in the Waste Avoidance and Resource Recovery Act 2001 and NSW Waste Avoidance and Resource Recovery Strategy 2007;</i> <i>d) To minimise the overall environmental impacts of waste by:</i> <i>i) Encouraging development that facilitates ongoing waste avoidance and complements waste services offered by both Council and/or private contractors;</i> <i>ii) Requiring on-site source separation and other design and siting standards which assist waste collection and management services offered by Council and/or the private sector;</i> <i>iii) Encouraging building designs and construction techniques that minimise waste generation;</i> <i>iv) Maximising opportunities to reuse and recycle building and construction materials as well as other wastes in the ongoing use of a premise; and</i> <i>v) Reducing the demand for waste disposal.</i>	See Waste Management Plan accompanying the application (Appendix 9).	Yes

DGP PART C – City Wide Controls	COMMENT	COMPLIANCE
C6 Landscape Design <i>a) To promote landscape design and planning as part of a fully integrated approach to site development;</i> <i>b) To ensure landscape design takes into account the site's context, landscape and visual character, existing landscape features and amenity, both at the local and regional scale;</i> <i>c) To encourage the development of quality landscape design associated with new development that is consistent with industry best-practice;</i> <i>d) To encourage the retention of existing trees and vegetation to enhance landscape character;</i> <i>e) To ensure landscape design adequately complements the proposed built form and minimises the impacts of scale, mass and bulk of the development in its context;</i> <i>f) To encourage landscape design that can be effectively maintained to a high standard for the life of that development; and</i> <i>g) To establish a framework for allowing "Controlled Private Certification" of the landscape design components of new developments.</i>	The landscaping includes deep soil planting and comprehensive landscaping of common open space areas. Details of the proposed landscaping design are provided in landscape plans accompanying the proposal.	Yes
C8 Public Domain <i>a) To enhance the quality of the public domain;</i> <i>b) To enhance the natural setting and landscape character of Penrith;</i> <i>c) To ensure that the public domain is attractive, safe, interesting, connected, comfortable, readily understood and easily accessed;</i> <i>d) To ensure that the public domain is enhanced by the built form adjoining it; and</i> <i>e) To ensure that the principles of Universal Design are considered when designing the public domain.</i>	The proposal will contribute to the quality of the public domain through landscaped setbacks to Reserve Street, Woodriff Street, and Derby Street. The built form of the proposal will positively contribute to and enhance the built form by creating a safe and comfortable pedestrian environment. Opportunities for casual surveillance will also be provided to the public domain as a result of the proposal.	Yes
C10 Transport Access and Parking <i>a) To integrate transport planning and land use to promote sustainable development</i>	See Traffic Impact Assessment prepared by PTC at Appendix 7.	Yes

DCP PART C – City Wide Controls	COMMENT	COMPLIANCE
<i>and greater use of public transport systems;</i> <i>b) To minimise the impacts of traffic generating developments and manage road safety issues;</i> <i>c) To ensure that access paths and driveways are integrated in the design of developments and minimise impacts on road systems;</i> <i>d) To provide appropriate parking for all development whilst promoting more sustainable transport use;</i> <i>e) To facilitate connections and accessibility for those using non vehicle transport by providing appropriate facilities to improve amenity and safety;</i> <i>f) To facilitate bicycle connections and provide appropriate bicycle facilities to improve amenity and safety; and</i> <i>g) To ensure that access is provided for all people with diverse abilities.</i>		
C12 Noise and Vibration <i>The objective of this section is to ensure that future development that generates noise or vibration does not adversely affect the amenity of surrounding land uses.</i>	Appropriate noise and vibration mitigation measures have been integrated in the building design. Impacts from construction and demolition can be appropriately management through the preparation of a construction management plan prior to works being undertaken on the site. Mechanical plan would be specified and located to achieve relevant noise criteria.	
Infrastructure and Services <i>a) To ensure existing infrastructure and services, including easements, are taken into account in siting and designing any proposed development;</i> <i>b) To ensure there is adequate provision of utilities and services to allotments to support any proposed development without significant additional burden on Council and utility providers;</i> <i>c) To ensure on-site sewage management systems in the City's unsewered areas are sited, designed, constructed, operated and</i>	Existing infrastructure services and connections are available to the site including water, electricity, gas, stormwater, and telecommunications. Where necessary, these services will be extended, adapted and augmented to meet the demands of the proposal.	Yes

DCP PART C – City Wide Controls	COMMENT	COMPLIANCE
<i>maintained to prevent risks to public health and the environment;</i> <i>d) To achieve set engineering and construction standards for infrastructure, which is provided either by Council or a private developer; and</i> <i>e) To ensure social facilities are provided in a manner appropriate to the proposed development.</i>		

5.9.3 Part D - Land Use Controls

DCP Part D relates to specific land uses. There are no specific development controls relating to seniors housing (in the form of a residential care facility or self-contained dwellings) or community facilities. It is noted that the certain provisions of the Apartment Design Guide prevail over the DCP.

5.9.4 Part E - Key Precincts

DCP PART E11 – Penrith Part A – Penrith City Centre	COMMENT	COMPLIANCE
11. 1 Preliminary		
11.1.2 Aims and Objectives of this Section <i>a) contribute to the growth and character of Penrith</i> <i>b) deliver a balanced social, economic and environmental outcome; and</i> <i>c) protect and enhance the public domain.</i> <i>The general objectives of this Section are:</i> <i>a) To facilitate the revitalisation of Penrith City Centre by promoting redevelopment and urban sustainability;</i> <i>b) To promote high quality urban design and environmental sustainability in the planning, development and management of the City Centre;</i> <i>c) To provide for mixed use, commercial and residential development within the Town Centre which provides high levels of amenity for occupants;</i> <i>d) To provide high levels of accessibility within the City Centre, connecting significant activity nodes, public open space and surrounding residential areas;</i>	The proposal is consistent with the aims and objectives in this section in that it proposes a high quality seniors housing development within the Penrith City Centre which is of high quality urban design and achieves environmental sustainability.	Yes

DCP PART E11 – Penrith Part A – Penrith City Centre	COMMENT	COMPLIANCE
e) To encourage development within Penrith City Centre that gives primacy to the public domain and creates an attractive and vibrant centre; f) To encourage integration of the residential and non-residential land uses and improved access to transport facilities; g) To achieve an attractive and sustainable Penrith City Centre; and h) To ensure that development in the Penrith City Centre is consistent with the desired future character of each precinct as described in the following section.		
11.1.3 Penrith City Centre Precincts and Character Areas 4. City South / Mixed Use <i>“This area comprises the single storey Nepean Village shopping centre, surrounded by a large surface car park. It enjoys street frontages aligning its eastern and western boundaries that provide very distinct characteristics either side. Immediately adjoining the southern boundary is a former industrial property that will be redeveloped into a high density residential precinct.</i> <i>It is envisaged this area will redevelop into a mixed use precinct with its own identity with clear connections to and synergies with the adjoining high density residential precinct and act as the shopping and service hub for the surrounding and intensifying residential area. There needs to be further emphasis on the land uses and activities located at, as well as the design and utility of urban spaces at the common boundary with that precinct. Future development should reduce the impact of surface car parks on local streets.</i> <i>Its redevelopment opportunities will need to consider the interface with different environments aligning its boundaries, being residential (to its east) and sporting facilities (in the west).</i> <i>The precinct can be redeveloped as a mixed use precinct with its own identity</i>	The proposal is for a mixed use seniors housing development which demonstrates high quality urban design. It provides excellent connection to the Nepean Village adjacent to the south of the site. Car parking is located at basement level which meets the aims of the precinct. The proposed development will contribute to the transformation of the area and create a new identity for the precinct.	Yes

DCP PART E11 – Penrith Part A – Penrith City Centre	COMMENT	COMPLIANCE
<i>through better connectivity to the city centre at the northern end.”</i>		
11. 2 Building Form		
11.2.2 Building to Street Alignment and Street Setbacks Control – front setbacks: 2-3 metres average (see Figure 5C)	The proposal provides a 4 metre setback to all street frontages.	Yes
11.2.4 Building Depth and Bulk Control – maximum floorplate sizes and depth of buildings: - Maximum floor plate: 750m² - Maximum building depth: 18m	The proposal complies with the building depth and floor plate controls. The residential care facility building does not meet the control for a maximum floor plate over 20 metres which has a floor plate of approximately 1,000 square metres. This is considered acceptable given the nature of use of the building as a residential care facility which has specific requirements for efficiencies in internal layout for nurse management of patients and provision of services. The non-compliance is limited to a minor part of the upper level of the building only.	Generally
11.2.5 Boundary Setbacks and Building Separation Controls: Minimum side and rear setbacks: - Up to 12 metres in height - Non-habitable rooms: 3m - Habitable rooms: 6m - Up to 24 metres in height - Non-habitable rooms: 4.5m - Habitable rooms: 9m	The residential care facility building complies with these controls. Building 3 on Reserve Street complies with the controls for the first 4 levels of the building. The upper two levels maintain the 6 metre setback of the lower levels.	Generally
11.2.6 Mixed Use Buildings <i>1) Provide flexible building layouts which allow greater adaptability of the floor area of, or tenancies on, the first floor of a building above the ground floor.</i> <i>2) Ground floor of all mixed-use buildings is to have a minimum floor to ceiling height of 3.6m in order to provide for flexibility of</i>	Generally complies.	Yes

DCP PART E11 – Penrith Part A – Penrith City Centre	COMMENT	COMPLIANCE
<i>future use. Above ground level, minimum floor to ceiling heights are 3.3m for commercial office, 3.6m for active public uses, such as retail and restaurants, and 2.7m for residential.</i> <i>3) The commercial and residential activities of the building are to have separate service provision, such as loading docks, from residential access, servicing needs and primary outlook.</i>		

Any development application would need to have regard to these controls as an indication of the Council's planning intention for the area. The site is located within Precinct 3 (see **Figure 5H**). Accordingly proposals should deliver the following outcomes:-

- 1) **"Streets and pedestrian connections:**
 - (a) *Provide a new public street with direct connections between Station and Woodriff Streets and a buffer between retail and residential development.*
 - (b) *Provide a new pedestrian connection, parallel Station Street, linking with the pedestrian connection proposed on "Panasonic" site as illustrated.*
 - (c) *Additional public streets, lanes and thoroughfare may be required to provide for residential address.*
 - (d) *The closure of Reserve Street may be considered, subject to more detailed traffic analysis, the provision of adequate new public streets between Station and Woodriff Streets, and to provision of retail development with a direct and active frontage to Derby Street.*
- 2) **Land uses:**
 - (a) *Locate retail, tourist accommodation and residential land uses in Area A.*
 - (b) *Locate retail and commercial land uses only in Area B (as indicated).*
- 3) **Public domain interface:**
 - (a) *Active frontage to Station Street, Reserve Street and Derby Street.*
 - (b) *Front building setbacks as indicated.*
 - (c) *Distinctive corners treatments at the locations indicated.*
 - (d) *A landscaped corridor of mature trees on the northern side of Woodriff Street.*
- 4) **Heritage:**
 - (a) *Integrate heritage listed buildings into the design of the new retail and residential development."*

The site is within Area B (see **Figure 5I**) which is identified as an area to contain retail and commercial uses. This is reflected in the design of the ground floor uses for buildings 1 and 2 with activated uses addressing the streets and the ground floor main entry and staff focussed support services for the residential care facility building. The proposal is permissible in the B4 Zone and appropriate in this location.

6. ASSESSMENT OF ENVIRONMENTAL EFFECTS

6.1 Section 4.15(1)(a) – Statutory Planning Considerations

In determining the development application, Council is required to consider the matters listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (“the EP&A Act”).

Each of the relevant matters for consideration is addressed below.

Section 4.15 (1)(a) of the EP&A Act requires the consent authority, in determining a development application, to take into consideration the following matters as relevant to the development:

- “(a) *the provisions of:*
- (i) *any environmental planning instrument, and*
 - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) *any development control plan, and*
 - (iii a) *any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*
 - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*
 - (v) *(Repealed)*
- that apply to the land to which the development application relates,”*

In relation to **Section 4.15(1)(a)(i)** and **(a)(iii)** of the EP&A Act, these matters are addressed in Section 5 of this SEE.

In relation to **Section 4.15(1)(a)(ii)**, there are no draft environmental planning instruments relevant to the proposed development.

In relation to **Section 4.15(1)(a)(iii)(a)**, no planning agreement is proposed.

In relation to **Section 4.15(1)(a)(iv)**, having regard to Clauses 92 to 94A of the Environmental Planning and Assessment Regulation 2000, there are no additional matters relevant to the determination of this application.

6.2 Section 4.15(1)(b) – Environmental, Social and Economic Impacts

Section 4.15(1)(b) of the EP&A Act requires the consent authority to consider:

- “(b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality”*

The relevant matters are addressed below.

6.2.1 Impacts on the Natural Environment

The site is fully developed as a car park and child care centre. There are a number of trees located on the site as indicated in the arborist report contained in (**Appendix 6**). Twenty three trees and a smaller group of trees with seven retained and the remaining to be removed and replaced with new landscaping associated with the development.

6.2.2 Impacts on the Built Environment

6.2.3 Bulk and Scale Impacts

The implications of the development on the built environment needs to be seen in the context of existing development and expected future development in the wider urban planning context of the city centre. The desired future character of the area is reflected in the planning controls for the area which generally seek to facilitate the revitalisation of Penrith City Centre by promoting redevelopment, urban sustainability and high quality urban design. The site is located within the City South (mixed use) character area. The desired future character of this area is as follows:

“This area comprises the single storey Nepean Village shopping centre, surrounded by a large surface car park. It enjoys street frontages aligning its eastern and western boundaries that provide very distinct characteristics either side. Immediately adjoining the southern boundary is a former industrial property that will be redeveloped into a high density residential precinct.

It is envisaged this area will redevelop into a mixed use precinct with its own identity with clear connections to and synergies with the adjoining high density residential precinct and act as the shopping and service hub for the surrounding and intensifying residential area. There needs to be further emphasis on the land uses and activities located at, as well as the design and utility of urban spaces at the common boundary with that precinct. Future development should reduce the impact of surface car parks on local streets.

Its redevelopment opportunities will need to consider the interface with different environments aligning its boundaries, being residential (to its east) and sporting facilities (in the west).

The precinct can be redeveloped as a mixed use precinct with its own identity through better connectivity to the city centre at the northern end.”

It is considered that the development is consistent with this vision. The development provides an appropriate transition from the higher density areas to the north closer to the city centre and the key sites 5 and 6 to the south which are identified for future redevelopment for residential and mixed use development. The development provides a strong frontage to the open space to the north and defines the street edge to three streets.

Facades are articulated and the design provides a built form appropriate for the street addresses with the residential care facility form oriented to the south opposite the existing commercial uses area to the south of the site containing Nepean Village and the more residential form to the north addressing the open space and the town centre.

6.2.4 Visual and View Impacts

The development complies with the maximum building height controls for the site and block and has no significant impact on views from adjoining sites. It is considered that the development will improve the visual qualities of the locality by a new attractive building replacing the existing car park and contributing to the revitalisation of the area consistent with planning controls.

6.2.5 Solar Access and Overshadowing Impacts

The project architects have prepared shadow diagrams indicating solar access and overshadowing impacts. The development complies with the ADG controls in terms of solar access to residential apartments in Buildings 2 and 3.

Site orientation is such that there would be overshadowing of adjoining properties to the south in the mornings for the adjoining sites on Reserve Street and in the afternoons for the front yards of properties on the eastern side of Woodriff Street.

6.2.6 Privacy Impacts

The placement of buildings on the site enables impact from overlooking to be managed. On Reserve Street the residential care facility has a generous side boundary setback minimising any overlooking impacts to the adjoining property. Units in Buildings 2 and 3 are oriented north and south with limited opportunities for overlooking over side boundaries. South facing units in Building 3 have potential to overlook the adjoining property to the south. The current uses of this site is such that there is no significant impact resulting from loss of privacy. In the future, the privacy impacts on future development can be minimised by the location and design of buildings on the adjoining site including setback from the Reserve Street side boundary.

6.2.7 Traffic and Parking Impacts

Traffic and parking impacts of the proposed development have been addressed in the traffic impact assessment accompanying the DA (**Appendix 7**). Traffic generated by the development can be accommodated within the capacity of the surrounding road network. This is particularly the case when allowance is made for the traffic generated by the existing car parking on the site.

Parking numbers are provided in compliance with the requirements of the Seniors Housing SEPP and are appropriate for the location of the site in relation to the city centre and public transport.

Driveways and accessways can be designed to satisfy the requirements of relevant Australian Standards.

6.2.8 Heritage Impacts

The development is well removed from heritage items and would have no significant impact on heritage items of conservation areas.

6.2.9 Acoustic Impacts and Acoustic Attenuation

Appropriate noise and vibration mitigation measures have been integrated in the building design. Impacts from construction and demolition can be appropriately management through the preparation of

a construction management plan prior to works being undertaken on the site. Mechanical plan would be specified and located to achieve relevant noise criteria.

6.2.10 Social and Economic Impacts

The social and economic impacts of the proposal will be positive in that:-

- it will provide much needed seniors housing designed to meet the needs of seniors including residential care facility beds for which there is an identified need in the area;
- future residents will have excellent amenity with ready access to public transport, local services, and employment opportunities; and
- employment opportunities will be created during construction and operations including a range of jobs of varying skill levels in the residential care facility;
- affordable spaces are to be provided as required by the Seniors Housing SEPP.

6.3 Section 4.15(1)(c) – The Suitability of the Site

Section 4.15(1)(c) of the EP&A Act requires the consent authority to consider:

“(c) the suitability of the site for the development”

Having regard to the physical characteristics of the site and its location, it is considered that the site is appropriate for the proposed development.

6.4 Section 4.15(1)(d) – Submissions

Section 4.15(1)(d) requires the consent authority to consider:

“(d) any submissions made in accordance with this Act or the regulations”

Any relevant submissions will need to be considered by the consent authority in the assessment and determination of the development application.

6.5 Section 4.15(1)(e) – Public Interest

Section 4.15(1)(e) requires the consent authority to consider:

“(e) the public interest.”

The public interest is best served by the orderly and economic use of land for permissible purposes in a form which is cognisant of and does not impact unreasonably on development on surrounding land. The development will contribute to the rejuvenation of the area and provide much needed seniors housing to meet the needs of seniors in the area.

7. Conclusion

This Statement of Environmental Effects has been prepared by BBC Consulting Planners on behalf of Greengate to accompany a development application ("the DA") lodged to Penrith City Council pursuant to Section 4.12 of the EP&A Act for the demolition of existing structures and the erection of 3 x 6 storey seniors housing buildings comprising of 76 independent living units and 120 residential aged care beds, , ground floor support facilities and common spaces and associated landscaping, common open space, basement car parking, drainage and related works on land known as the Reserve Street site, Penrith.

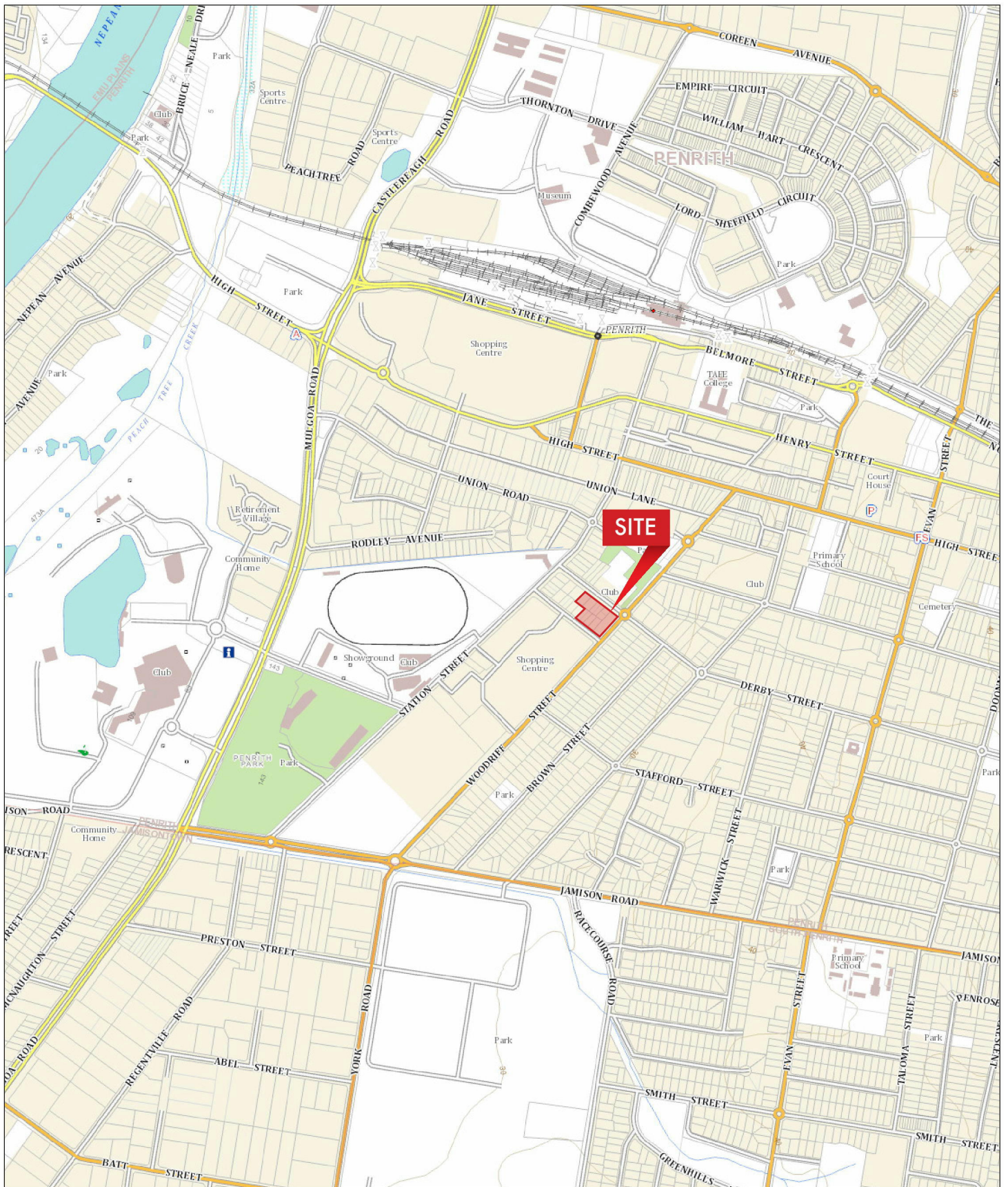
The development addresses a significant shortage of seniors accommodation and aged care services in the Penrith City area by providing accommodation in the form of an aged care facility and independent and assisted living apartments.

The development involves the construction of an integrated seniors housing development including a residential aged care facility, independent living units and associated community facilities. The model of care for the community is to provide a complete continuum of care including self and assisted care, plus residential aged care accommodation. This enables seniors to age in place and transition from self-care through the various stages of assistance to high care provided in the residential care facility (nursing home), all available within a single site.

The development is located on a large site in close proximity to public transport and to the city centre. The site has a regular shape, a northern orientation and gentle slope facilitating its development for seniors housing. This site is ideally suited to this purpose and to the proposed development.

The seniors living has been designed having regard to the characteristics of the site and its context. The development includes buildings located to address the streets and provide large internal courtyard activated by community uses that will be accessible by all residents and visitors.

FIGURES



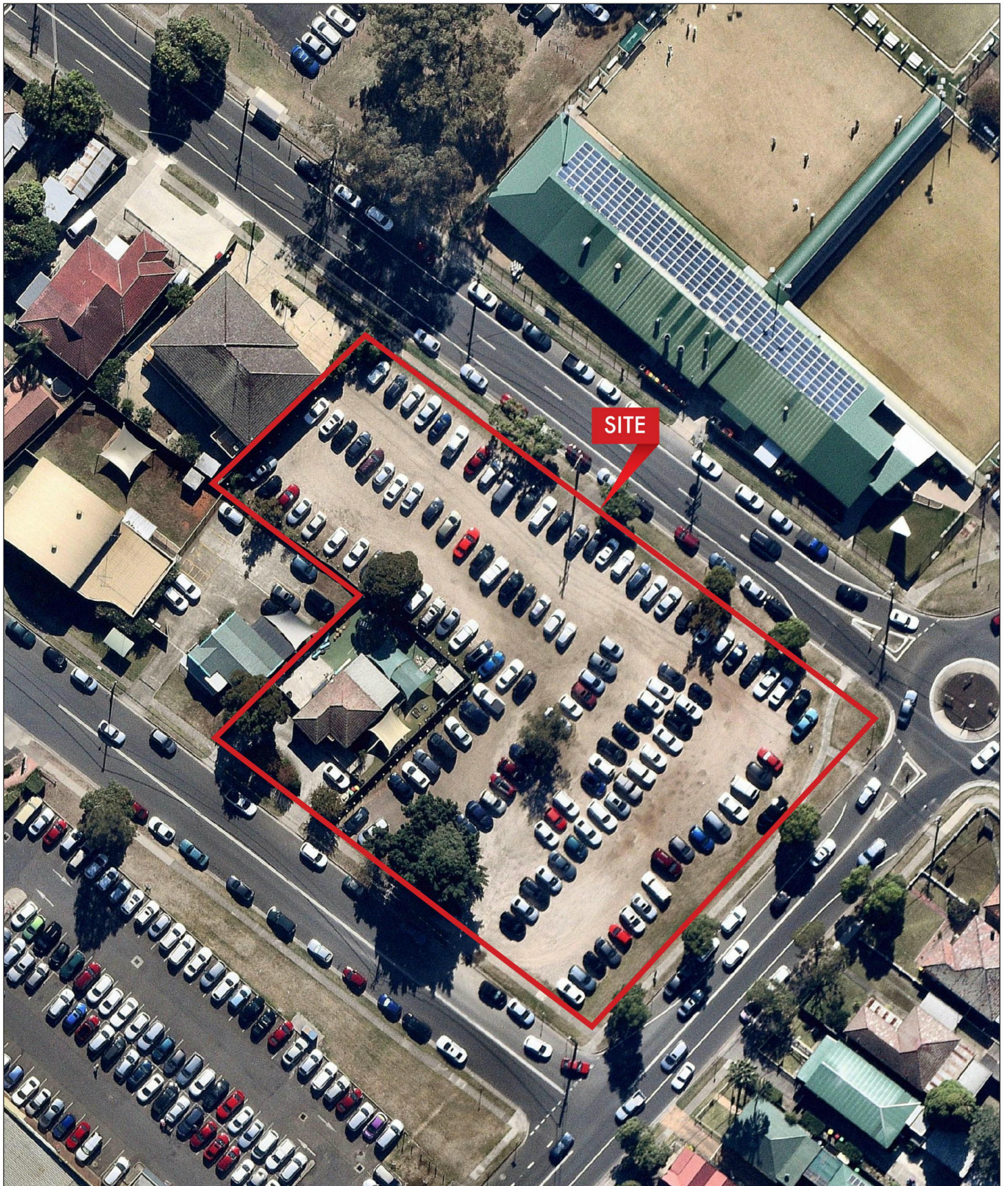
Source: <http://maps.six.nsw.gov.au>



TOWN PLANNING STATEMENT

Reserve Street, Penrith

FIGURE 1
Location



Source: NearMap 2016

TOWN PLANNING STATEMENT
Reserve Street, Penrith

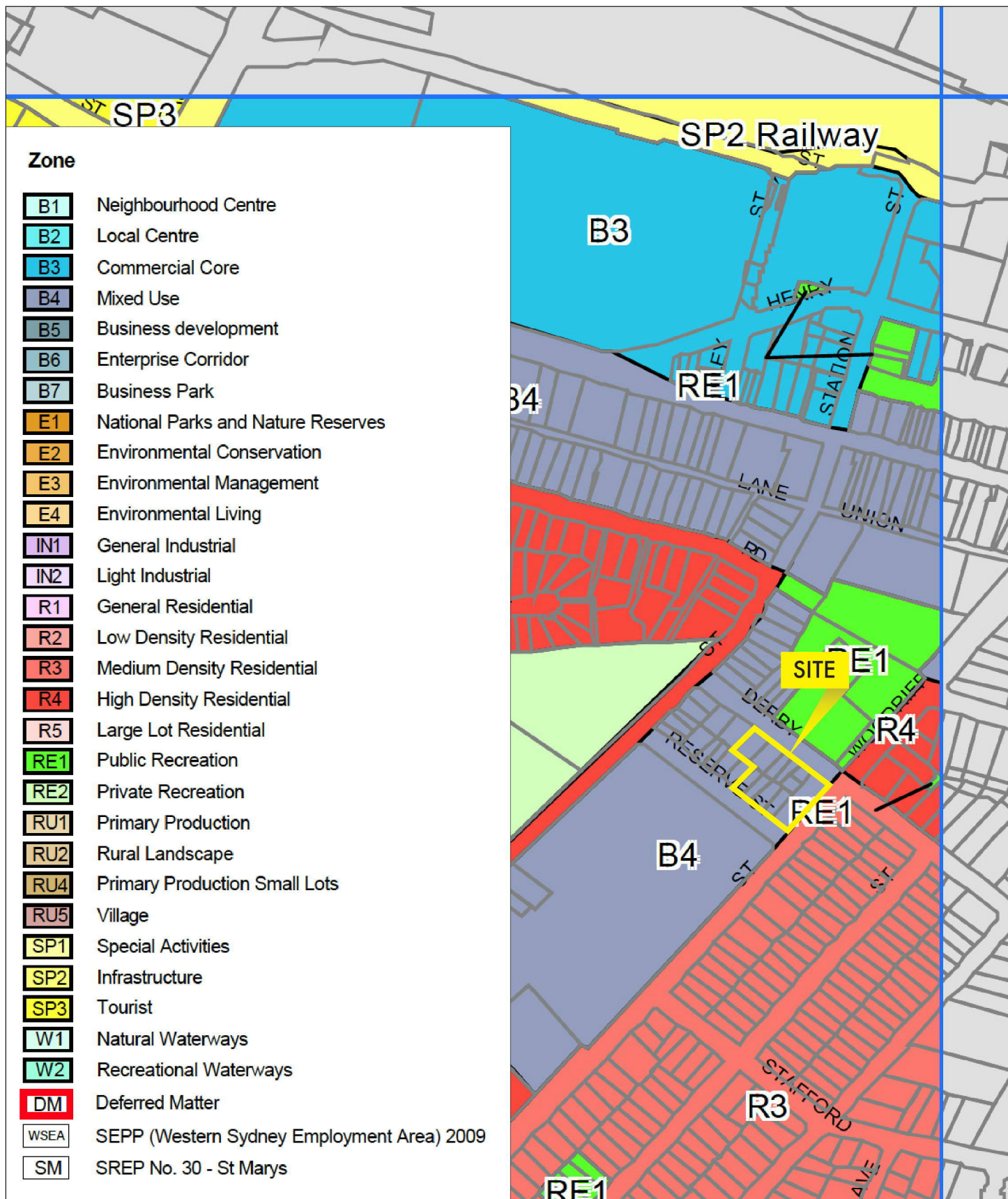
FIGURE 3A
Aerial Photo - Detail



Source: NearMap 2016

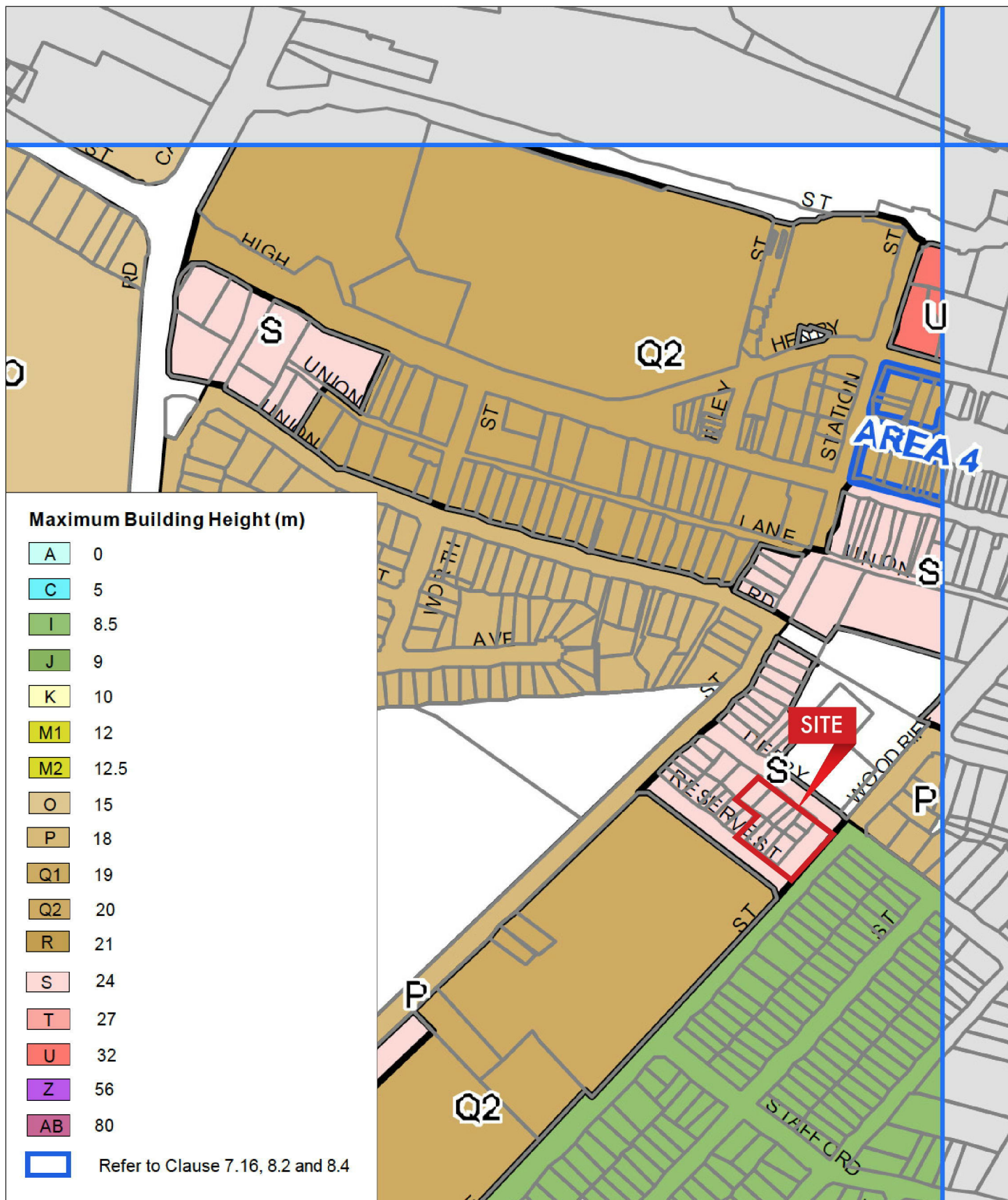
TOWN PLANNING STATEMENT
Reserve Street, Penrith

FIGURE 3B
Aerial Photo - Wider Area



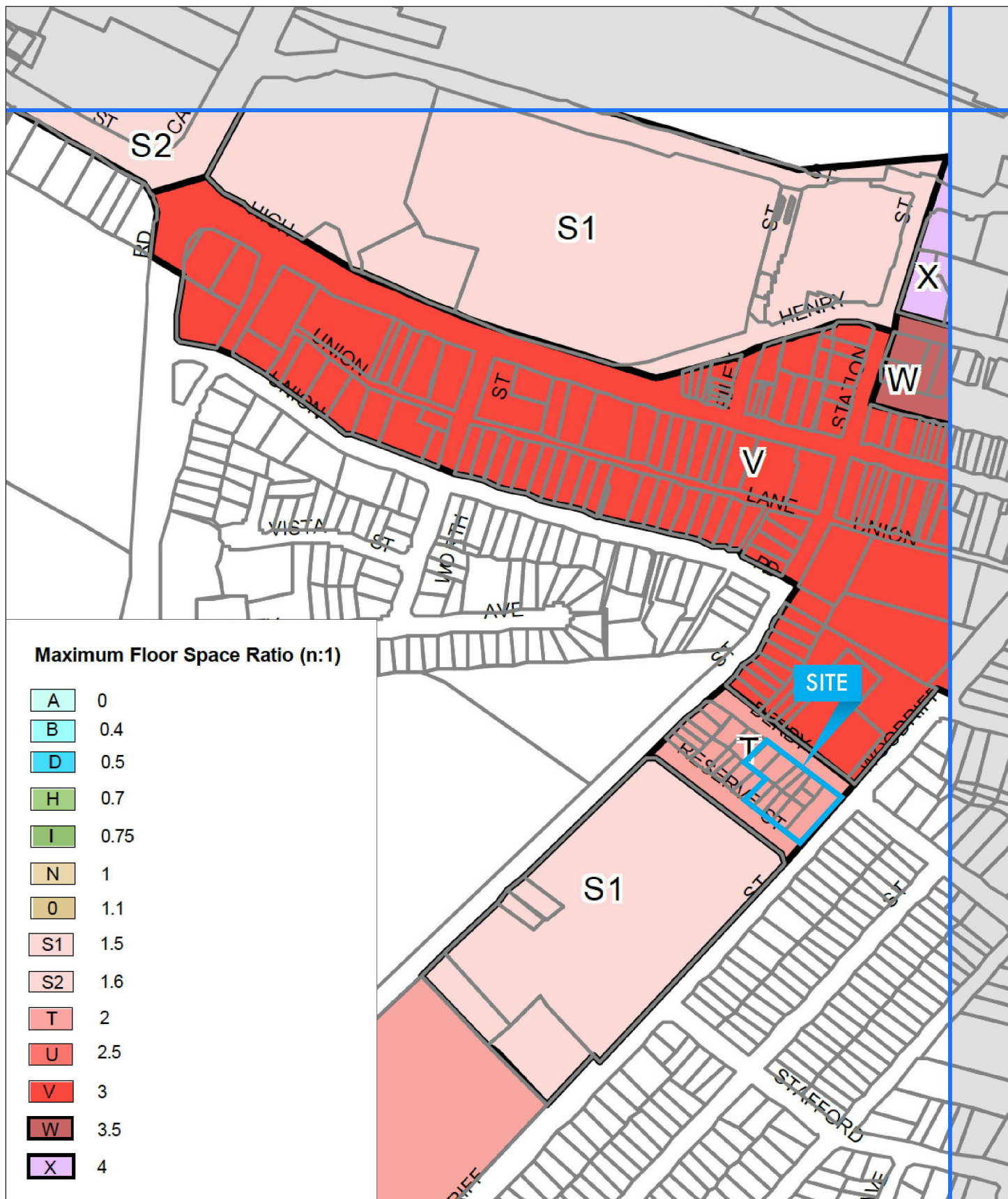
TOWN PLANNING STATEMENT
Reserve Street, Penrith

FIGURE 4A
Zoning Map - Penrith LEP 2010



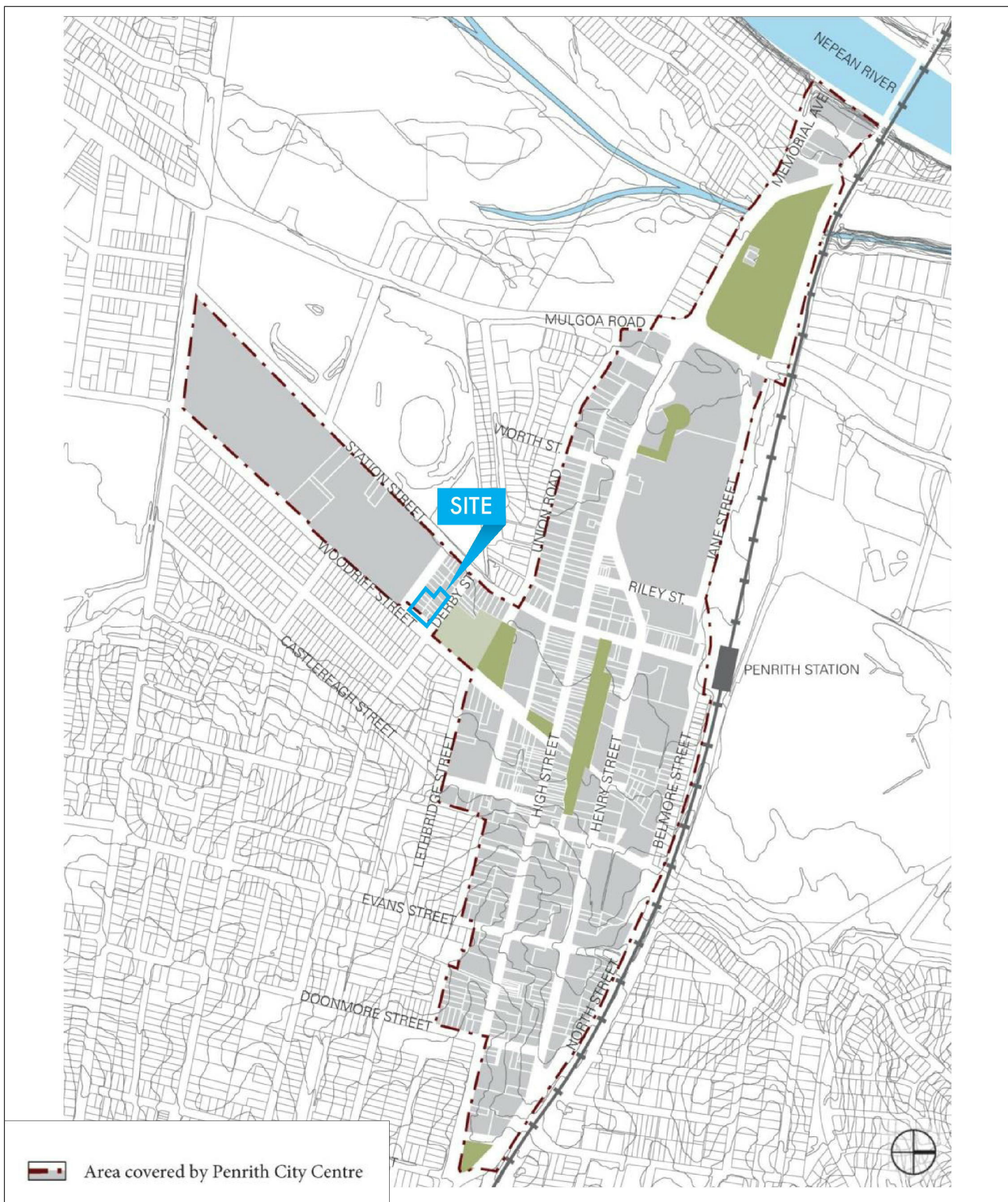
TOWN PLANNING STATEMENT
Reserve Street, Penrith

FIGURE 4B
Height of Buildings Map - Penrith LEP 2010



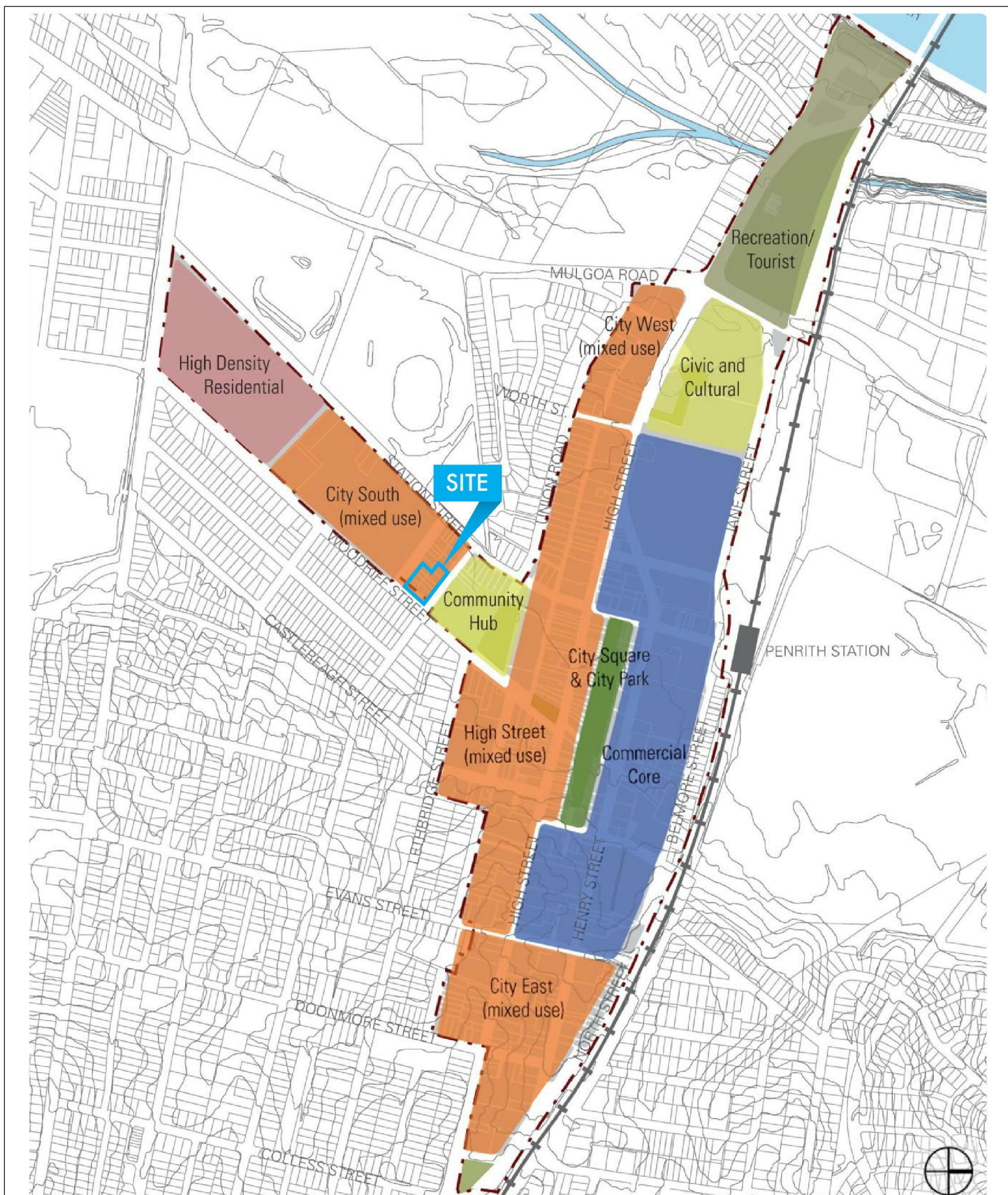
TOWN PLANNING STATEMENT
Reserve Street, Penrith

FIGURE 4C
Floor Space Ratio Map - Penrith LEP 2010



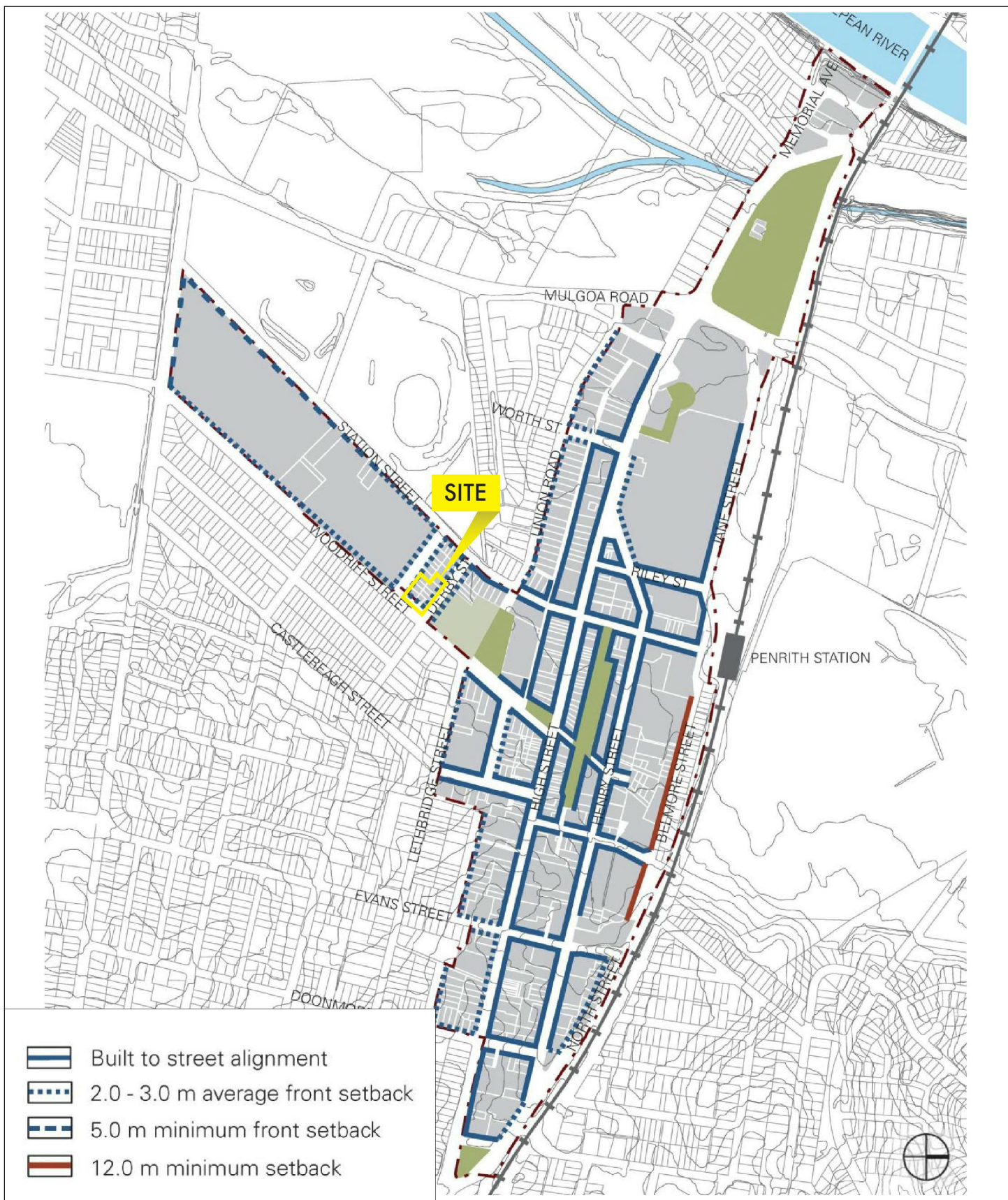
TOWN PLANNING STATEMENT
Reserve Street, Penrith

FIGURE 5A
Penrith City Centre Map - Penrith DCP 2014



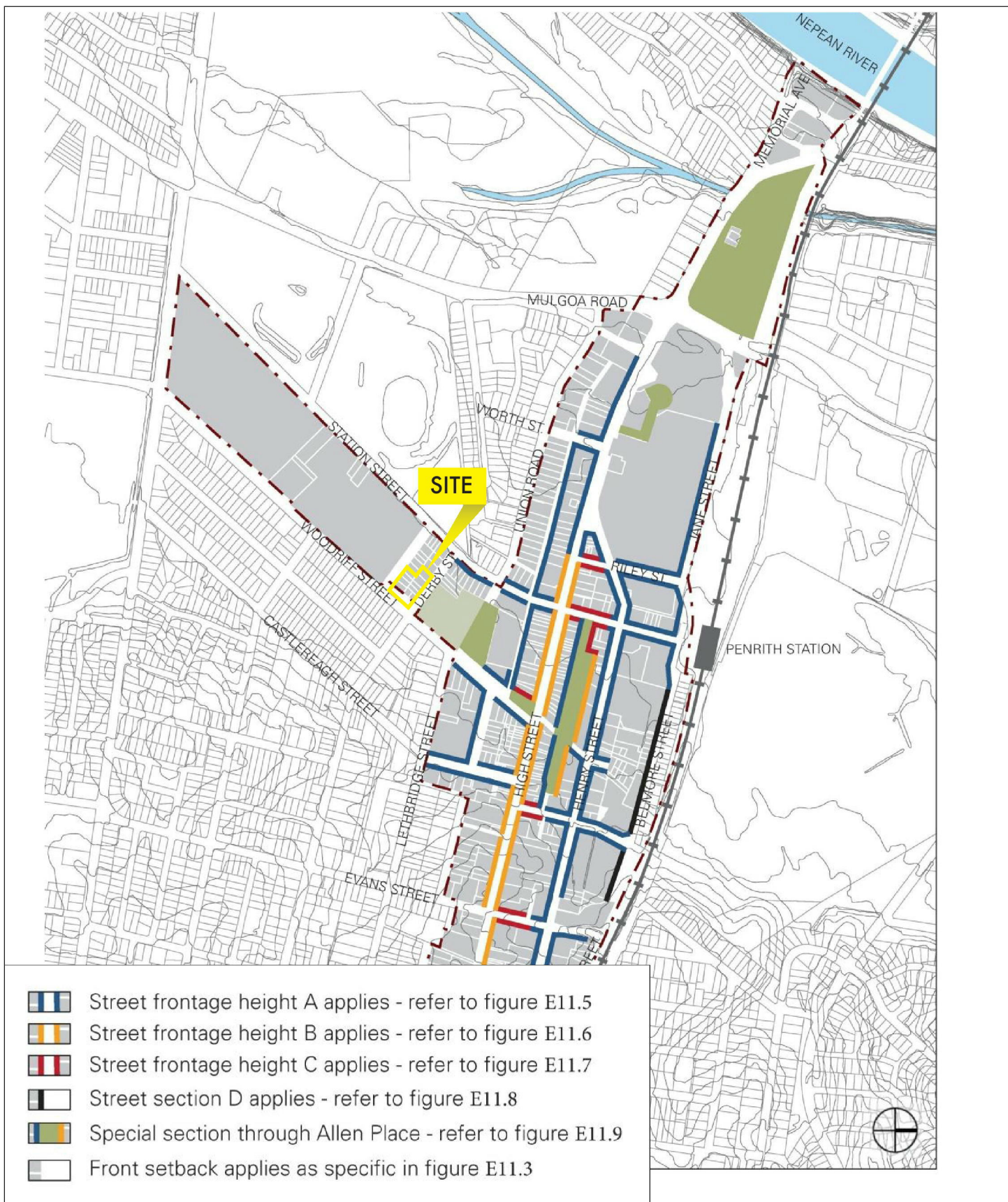
TOWN PLANNING STATEMENT
Reserve Street, Penrith

FIGURE 5B
Penrith City Centre Character Areas Map - Penrith DCP 2014



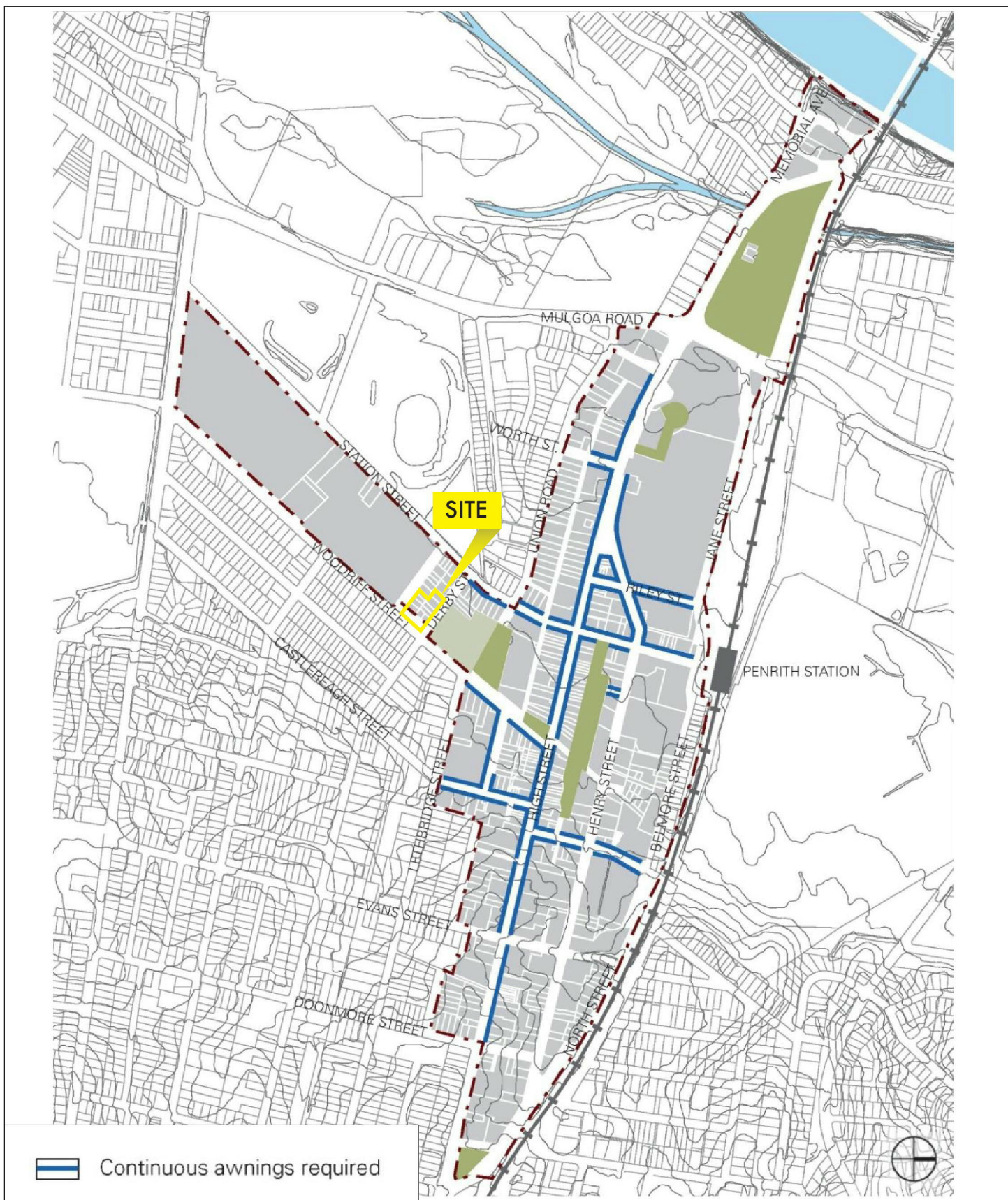
TOWN PLANNING STATEMENT
Reserve Street, Penrith

FIGURE 5C
Front Setbacks Map - Penrith DCP 2014



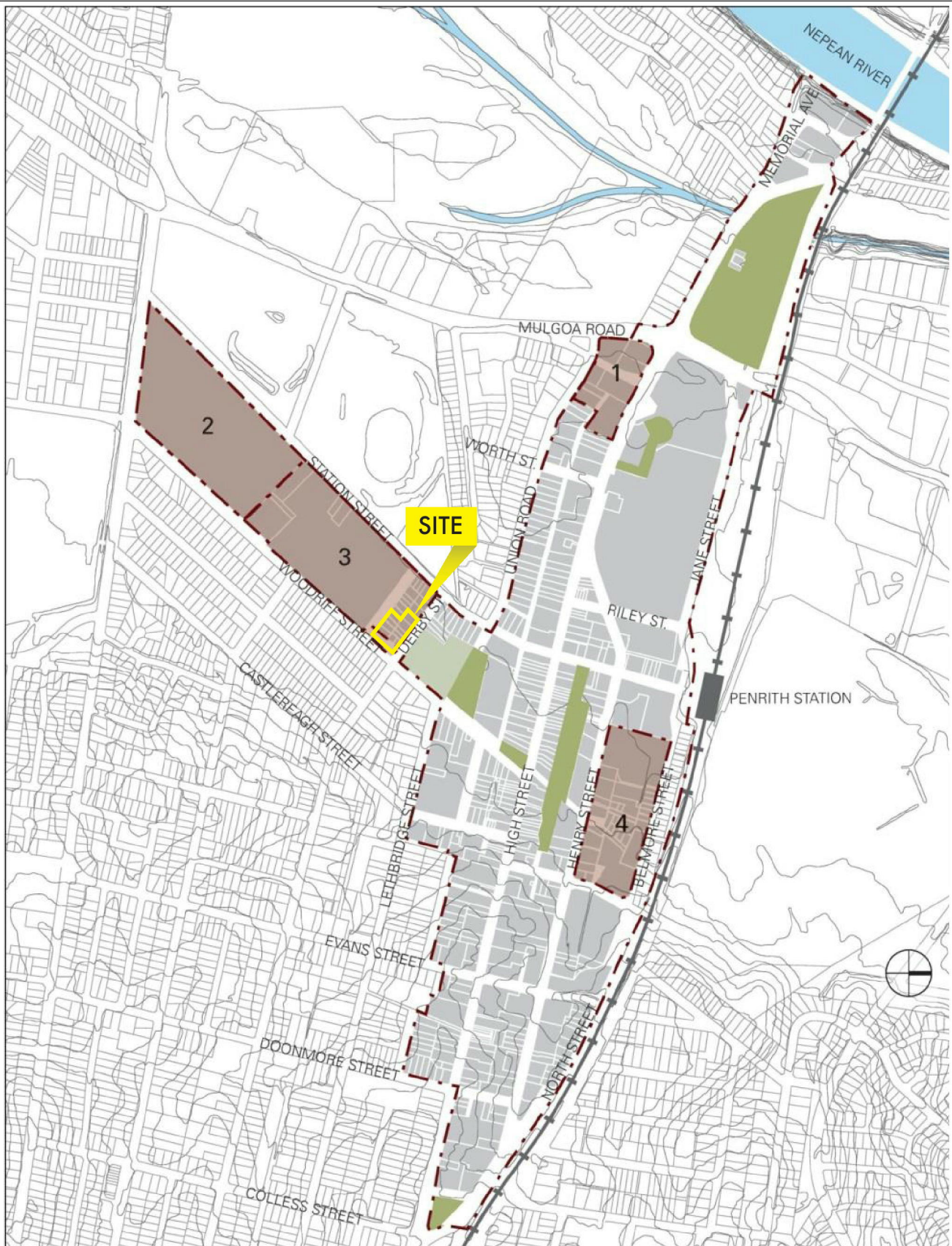
TOWN PLANNING STATEMENT
Reserve Street, Penrith

FIGURE 5D
Front Setbacks Map - Penrith DCP 2014



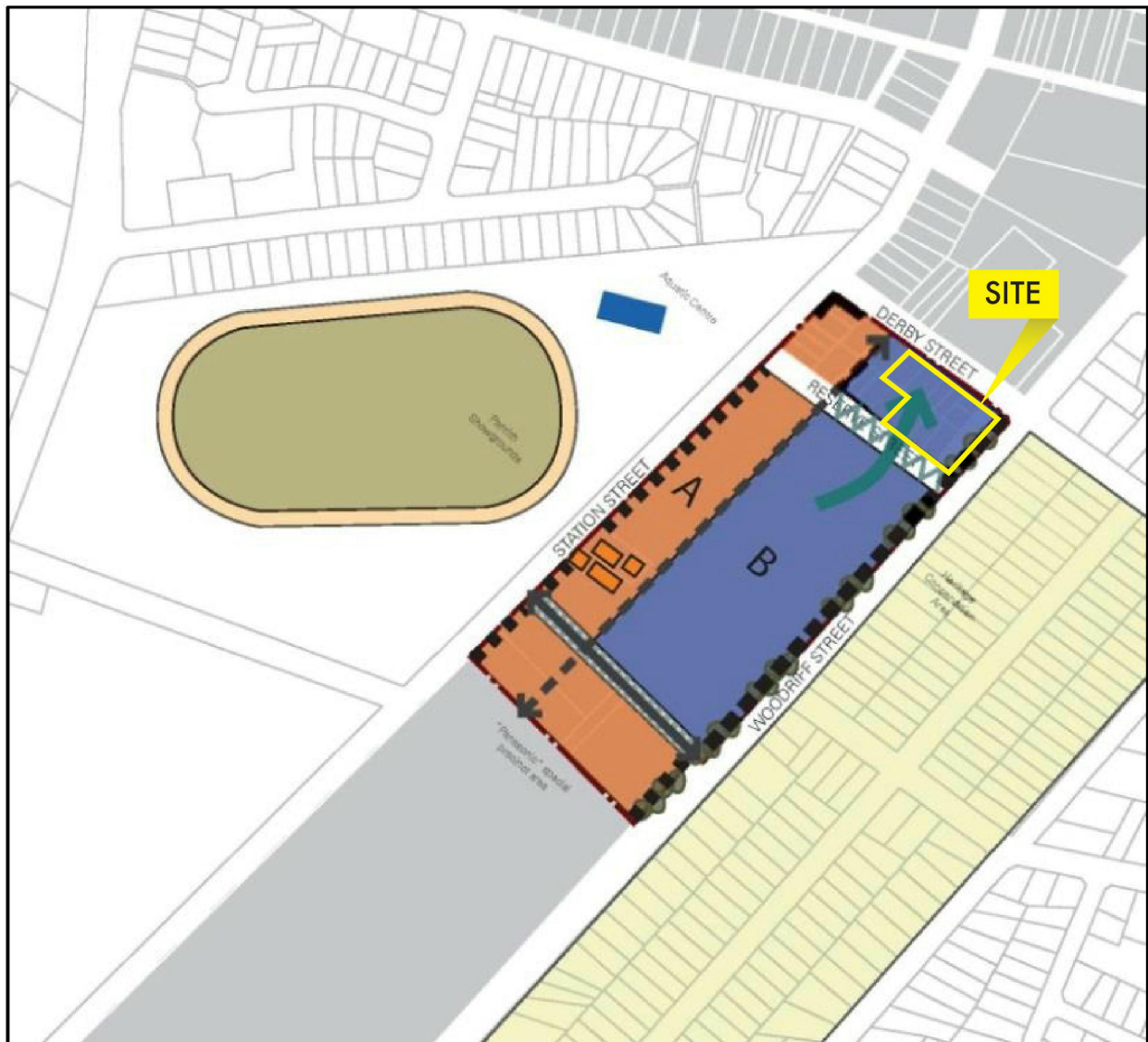
TOWN PLANNING STATEMENT
Reserve Street, Penrith

FIGURE 5F
Awnings Map - Penrith DCP 2014



TOWN PLANNING STATEMENT
Reserve Street, Penrith

FIGURE 5H
Penrith City Centre Precincts Map - Penrith DCP 2014



-  Precinct Boundary
-  Area A
-  Area B
-  New public streets
-  New pedestrian connection
-  Heritage structures
-  Landscape corridor on Woodriff Street
-  Special architectural treatment at this corner

TOWN PLANNING STATEMENT
Reserve Street, Penrith

FIGURE 51
Penrith City Centre Precinct 3 Design Principles Map - Penrith DCP 2014

APPENDICES



APPENDIX 1

Accessibility Capability Statement prepared by Access Always



APPENDIX 2

**Architectural Design Report, Design Verification Statement
and ADG Compliance Assessment prepared by Jackson
Teece**



APPENDIX 3

BASIX Certificate prepared by Thermal Environmental



APPENDIX 4

Civil Engineering Assessment prepared by Warren Smith and Partners

APPENDIX 5

Detailed Site Investigation for Contamination prepared by Douglas Partners



APPENDIX 6

Arborist Report Prepared by Redgum

APPENDIX 7

Traffic Impact Assessment prepared by Parking and Traffic Consultants



APPENDIX 8

**Building Code of Australia Capability Statement prepared by
Blackett Macguire + Goldsmith Pty Ltd**



APPENDIX 9

**Waste Management Plan prepared by Greengate
Development Pty Ltd**

APPENDIX 10

**Operational Management Prepared by Greengate
Development Pty Ltd**