

Statement of Environmental Effects

CONSTRUCTION OF A SENIORS LIVING HOUSING DEVELOPMENT COMPRISING
OF 8 INDEPENDENT LIVING UNITS AT LEONAY GOLF COURSE, LEONAY



Prepared by: Think Planners
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Consent Authority: Penrith City Council



QUALITY ASSURANCE

PROJECT: Statement of Environmental Effects – 8 Unit Seniors Living Development
ADDRESS: Lot 110 DP 1135581: Leonay Golf Club, Leonay
COUNCIL: Penrith City Council
AUTHOR: Think Planners Pty Ltd
ARCHITECT: PreTech Pty Ltd

Date	Purpose of Issue	Rev	Reviewed	Authorised
April 2018	Draft Issue	Draft	LK/JW	JW
4 June 2018	DA Lodgement Issue	Final	JW	JW

<i>Integrated Development (under S91 of the EP&A Act). Does the development require approvals under any of the following legislation?</i>	
<i>Fisheries Management Act 1994</i>	<i>No</i>
<i>Heritage Act 1977</i>	<i>No</i>
<i>Mine Subsidence Act 1992</i>	<i>No</i>
<i>Mining Act 1992</i>	<i>No</i>
<i>National Parks and Wildlife Act 1974</i>	<i>No</i>
<i>Petroleum (Onshore) Act 1991</i>	<i>No</i>
<i>Protection of the Environment Operations Act 1997</i>	<i>No</i>
<i>Roads Act 1993</i>	<i>No</i>
<i>Rural Fires Act 1997</i>	<i>No</i>
<i>Water Management Act 2000</i>	<i>No</i>
<i>Concurrence</i>	
<i>SEPP 1- Development Standards</i>	<i>No</i>
<i>SEPP 64- Advertising and Signage</i>	<i>No</i>
<i>SEPP 71 – Coastal Protection</i>	<i>No</i>
<i>SEPP (Infrastructure) 2007</i>	<i>No</i>
<i>SEPP (Major Development) 2005</i>	<i>No</i>
<i>SREP (Sydney Harbour Catchment) 2005</i>	<i>No</i>



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Executive Summary

This Statement of Environmental Effects has been prepared in support of a Development Application for the construction of a 'Seniors Housing' development including a total of 8 units and car parking spaces for 24 vehicles at Leonay Golf Course, Leonay.

The subject site is legally described as Lot 1100 DP 1217686, being commonly known as Leonay Golf Club and Emu Plains Sports Club. The portion of the site on which the development is located, has a site area of 3,713m² and a frontage of 139.715m to Leonay Parade. The allotment has a fall from the south-west corner (RL 43.5) towards the north-east corner of the site (RL 41.5). The site contains trees that are to be removed on site as well as removal of some of the existing street trees and a copse of trees located across the site. In saying that, the removal of trees to make way for the proposal is considered reasonable as detailed in the flora and fauna assessment prepared that confirms the proposal will have no significant effect on any endangered ecological communities.

The site is within proximity to local bus services that are scheduled to provide direct connections with CityRail services and the bus services provides access to Penrith and Emu Plains and the associated railway stations. It is noted a bus stop (Route 689) is provided on Leonay Parade immediately in front of a portion of the site. The bus routes also provide access to and from Penrith CBD, Emu Plains Shopping Strip, Lennox Shopping Centre and the Leonay neighbourhood shops. These local and regional centres provide a full range of services and facilities inclusive of shops, commercial services, community facilities, General and specialist medical practitioner.

The site is located within proximity to Buring House and is opposite Leonay Public School- located on Leonay Parade however the development is not in the visual catchment of Buring House. The Leonay Golf Club is currently struggling financially and has identified this part of the broader site as being surplus to requirements, noting a recent development application has been approved on the adjoining land to the west for 8 self-care units. Ancillary elements are incorporated into the proposal including the construction of driveways, and associated drainage and landscape works. It is noted that the dwellings are designed to present as 8 detached dwellings with individual driveways to align with the character of Leonay- noting each dwelling and associated land is approximately 16.5m which is consistent with the prevailing subdivision patten in the area.

The subject site is zoned RE2- Private Recreation under the Penrith Local Environmental Plan 2010 and 'Seniors Housing' are permissible with consent- noting the application is made under SEPP (Housing for Seniors or People with a Disability) 2004. The development has been designed to align with the LEP controls and the provisions of Penrith DCP 2014.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, and that the proposal represents an appropriate use of well-located land, the application is submitted to Council for assessment. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.

Site and Locality

LEGAL DESCRIPTION

The subject site is legally described as Lot 1100 DP 1217686, being commonly known as Leonay Golf Club and Emu Plains Sports Club.

SUBJECT SITE

The portion of the site on which the development is located, has a site area of 3,713m² and a frontage of 139.715m to Leonay Parade.

The site is located within proximity to Buring House and is opposite Leonay Public School-located on Leonay Parade. The Leonay Golf Club is currently struggling financially and has identified this part of the broader site as being surplus to requirements, noting a recent development application has been approved on the adjoining land to the west for 8 self-care units. Ancillary elements are incorporated into the proposal including the construction of driveways, and associated drainage and landscape works.

The local bus service is scheduled to provide direct connections with CityRail services and the bus services provides access to Penrith and Emu Plains and the associated railway stations. It is noted a bus stop (Route 689) is provided on Leonay Parade immediately in front of a portion of the site. The bus routes also provide access to and from Penrith CBD, Emu Plains Shopping Strip, Lennox Shopping Centre and the Leonay neighbourhood shops. These local and regional centres provide a full range of services and facilities inclusive of shops, commercial services, community facilities, General and specialist medical practitioner.

Photograph 1: Shows the site as viewed via Leonay Parade



The allotment has a fall from the south-west corner (RL 43.5) towards the north-east corner of the site (RL 41.5).

The site contains small trees that are to be removed on site to provide for the development.

The aerial extract below gives context to the site.



Figure 1: Aerial Map Extract (Source: Near Map)

Zoning Provisions: Site and Adjacent Land

As shown on the zoning map extract below, the development site is zoned RE2 Private Recreation under the provisions of the Penrith LEP 2010, and *Senior Housing*' development is sought pursuant to SEPP (Housing for Seniors or People with a Disability) 2004. In addition, the extract below shows the site is adjacent land zoned R2 Low Density Residential.

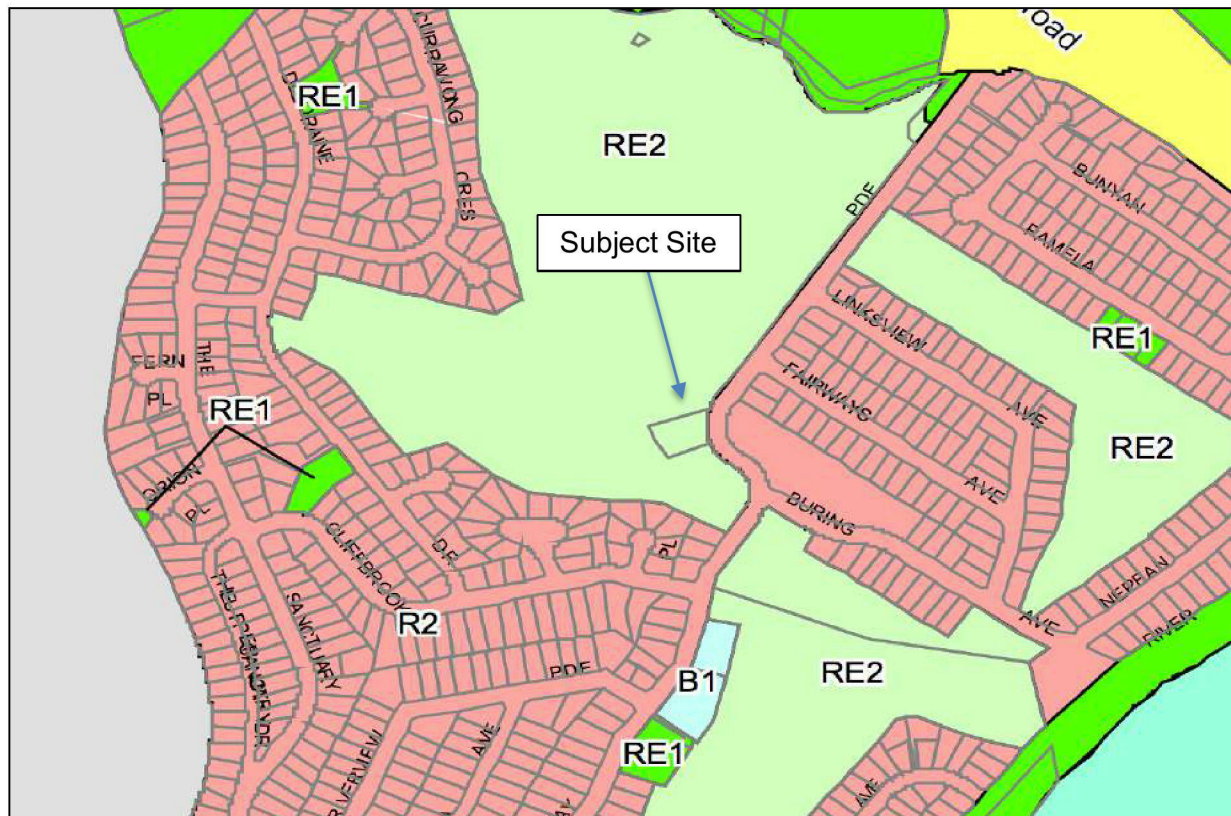


Figure 2: LEP Zoning Map Sheet LZN_006 (Source: Penrith LEP 2010)

The prescribed zone objective are as follows:

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

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

All other forms of development are prohibited on the site, including residential accommodation and therefore a Site Compatibility Certificate is required for Senior Housing in the RE2- Private Recreation.

Locality Analysis

The site is located within proximity to Buring House and is opposite Leonay Public School- located on Leonay Parade.

It is noted a bus stop directly fronts the site. The bus routes provide access to and from Penrith CBD, Emu Plains Shopping Strip, Lennox Shopping Centre and the Leonay neighbourhood shops. These local and regional centres provide a full range of services and facilities inclusive of shops, commercial services, community facilities, General and specialist medical practitioner.

The development site is within serviced by key road networks including Leonay Parade, the Great Western High (A44), and the Western Motorway (M4).

An aerial photograph provided below shows the site and the locality.

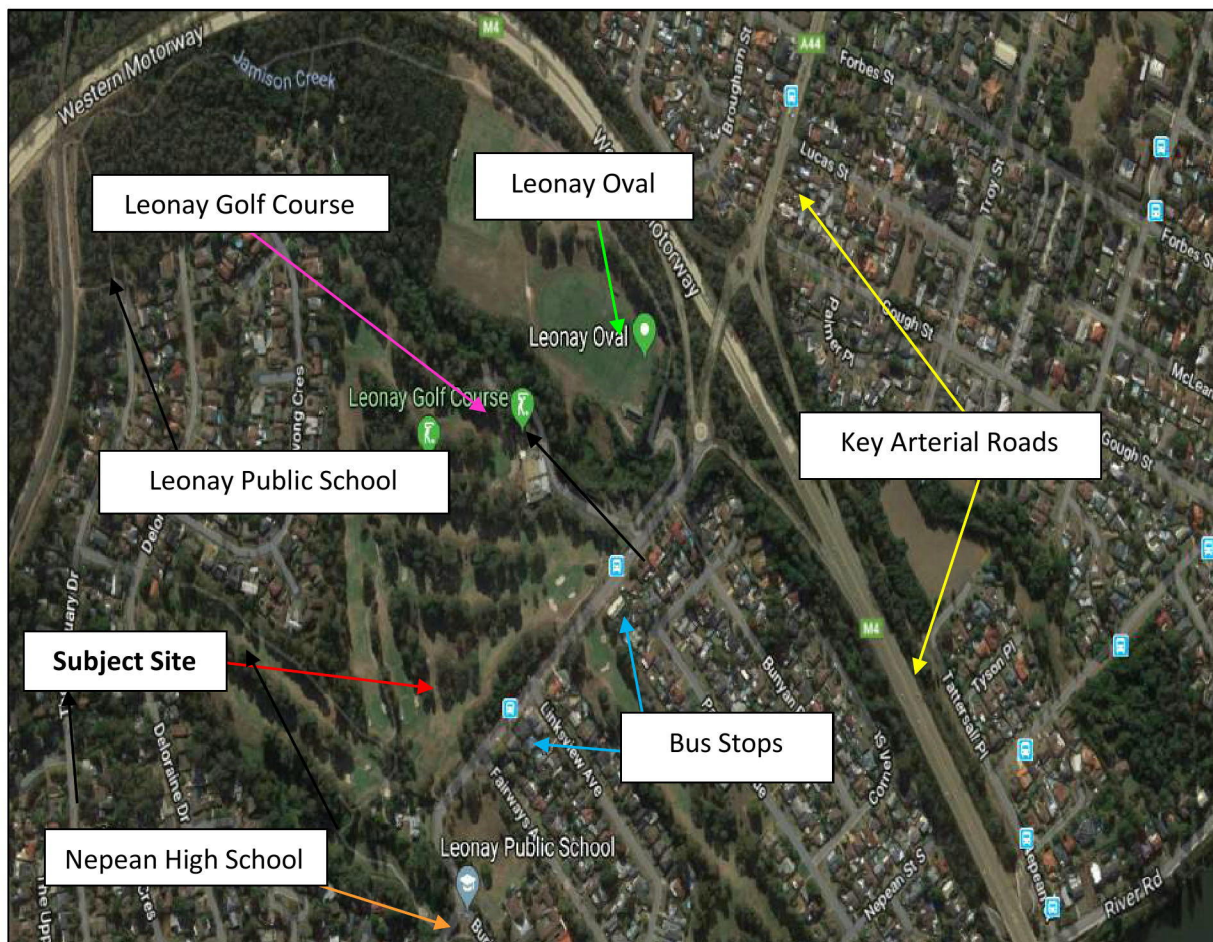
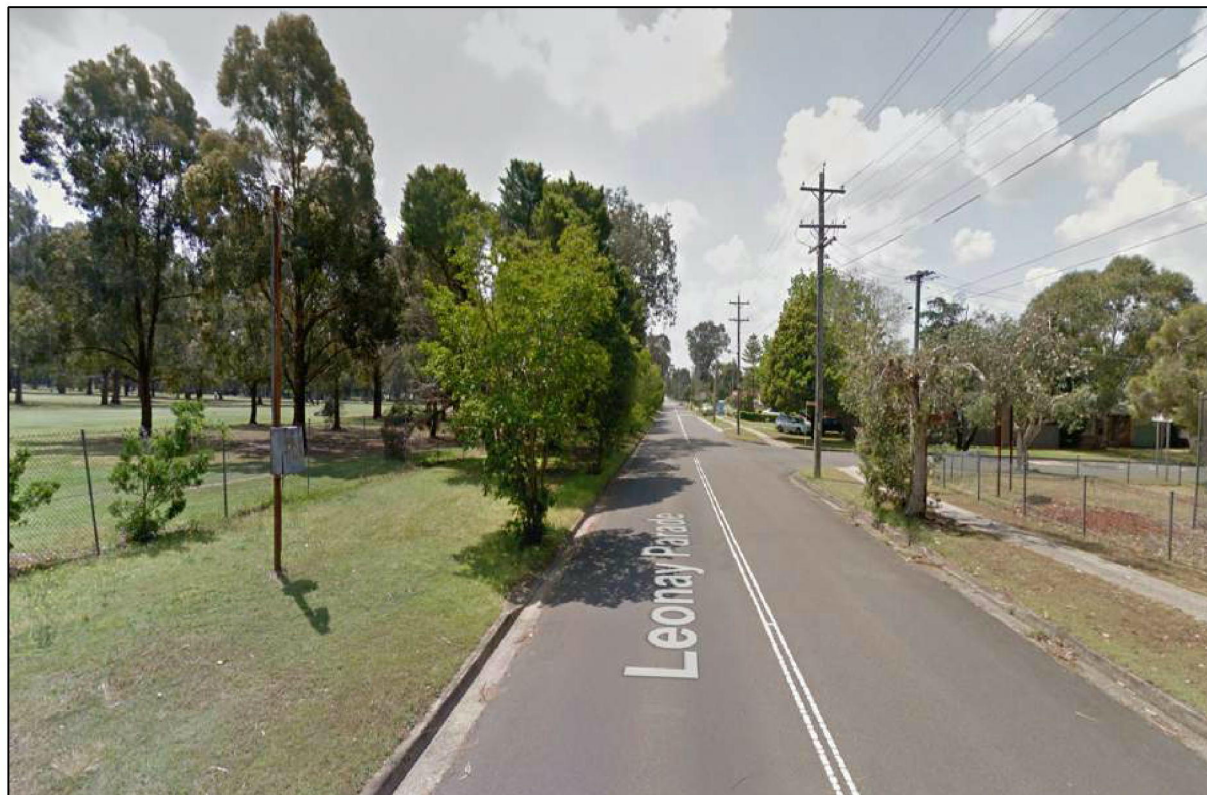


Figure 3: Broad Aerial Map of the Subject Area (Source: Google Maps)

Photographs are provided in the following page that give context to the locality and also the relationship of the development site with adjoining developments.

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



Photograph 3: Shows the subject site via Leonay Parade along the middle portion of the site



Heritage

The proposed site is not identified as a heritage item; it is not located within a heritage conservation area however, is within proximity to Buring House- a local heritage item: as illustrated by the heritage extract map below.

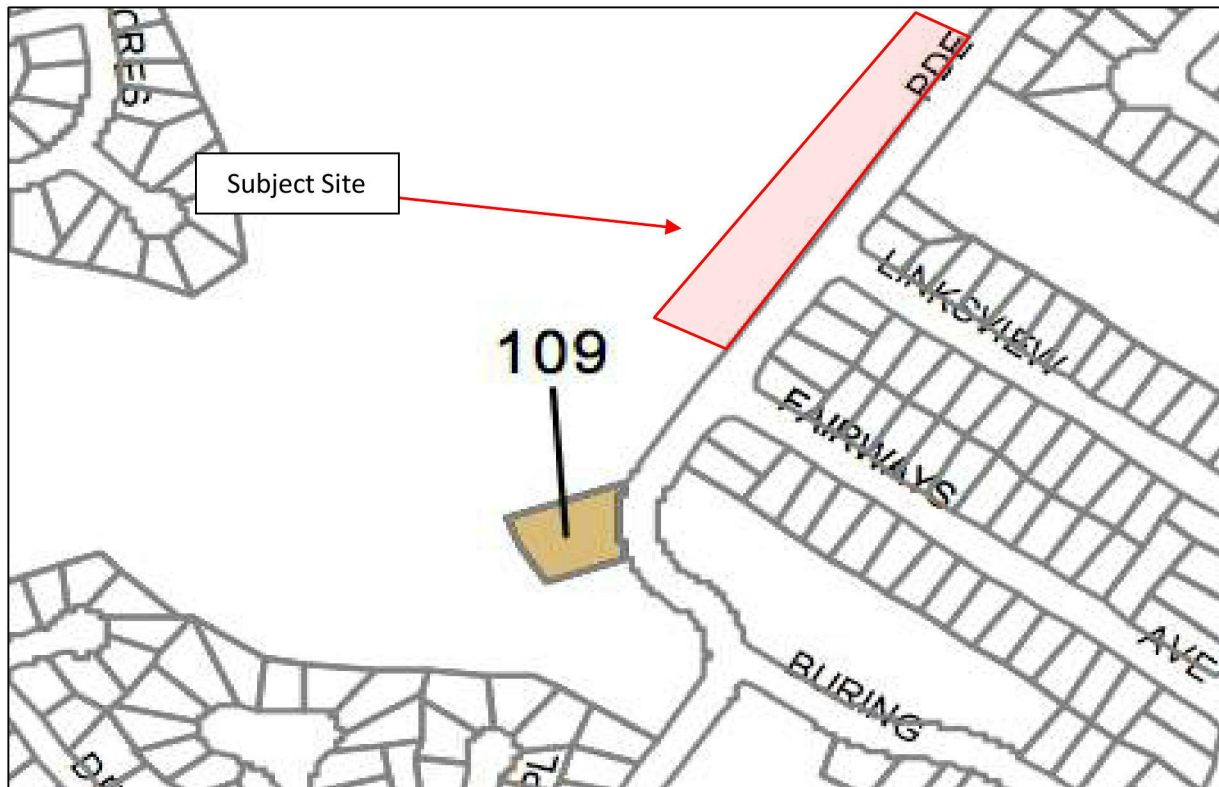


Figure 4: Heritage Map Sheet HER_006 (Source: Penrith LEP 2010)

The development has been designed to minimize impact on the setting of Buring House, noting that the design has been informed by input from a heritage consultant.

The impact on the heritage item is limited given the development is not located in the visual catchment of the item.

Pre-DA Meeting

A Pre-DA Meeting was held with council staff on November 8, 2016

The following table provides a summary of the key issues raised in that meeting and subsequent design response.

Pre-DA Meeting	
<p>The following key policy documents must be considered:</p> <ul style="list-style-type: none"> • SEPP 55 • SEPP 2004 • SEPP 2017 • SEPP BASIX • SREP 2005 • LEP • DCP <p>They are addressed further in this statement.</p>	
Issue Raised	Comment
Site Compatibility Certificate	The proposal has acquired a SCC from NSW Department of Planning & Environment.
Fulfil Site Compatibility Criteria as plans seemed to be premature	The site is considered suitable for seniors housing as the criteria has been fulfilled as evident via architectural plans and the issued Site Compatibility Certificate- noting the development has reduced the number of dwellings from 10 to 8 as part of the design development.
Vegetation	Ecological Assessment of the vegetation has been undertaken. See Flora and Fauna Assessment for detail.
Duplex Forms	The development is now proposing 8 single storey detached dwellings.
Stormwater	<p>A Stormwater Management Plan has been prepared and is attached as part of this application.</p> <p>The proposed development incorporates Water Sensitive Urban Design (WSUD) principles that seek to minimise and manage the impact of Stormwater on site and within the area. The proposed development appropriately addresses the unique characteristics of the site and will allow for the efficient management of Stormwater.</p>
Traffic/Parking	A Traffic Report has been prepared and will be provided as part of the overall DA package.
Waste	A WMP accompanies the application and discussions with Councils waste officer has confirmed that individual bin storage is possible given the development configuration.



Description of Proposal

The development application has been prepared in support for the construction of a ‘Seniors Housing’ development including a total of 8 units and car parking spaces for 24 vehicles at Leonay Golf Course, Leonay.

A summary of the key elements of the proposal are provided below:

Dwelling Mix

- 8 x 3-bedroom dwellings

Seniors Living Housing Development

The proposed Seniors Living housing development has been designed as a set of eight (8) detached dwellings along the site’s eastern boundary providing direct access via Leonay Parade. The proposal has been designed in order to maximise streetscape presentation and to respond to the allotment orientation to maximise solar access to courtyards and living areas. In addition the overall width of each dwelling and the land on which it sits is approximately 16.5m which provides a good contextual fit with the nearby low density residential development that features a mix of 1-2 storey dwellings and dual occupancies.

Parking

The development proposal includes a total of 16 parking spaces comprising of 2 parking spaces dedicated for residents in the form of a double garage and visitors can park on the driveway or on Leonay Parade. Access is granted via Leonay Parade to each individual dwelling, noting that this portion of Leonay Parade has clear sight lines and a 50km/h speed limit meaning there is limited safety risk for residents and noting the reduced speed during school hours of 40km/h given the proximity to the public school.

A brief description of the various aspects of the development is provided below.

Level	Inclusions
Ground Floor:	The ground floor accommodates a main entrance to the site from Leonay Parade as each dwelling has an individual driveway.
	The ground floor accommodates both the active and passive areas, with each dwelling provided with a kitchen area, family room, foyer, living area and laundry room.
	The ground floor also includes a front porch, courtyard that is generally accessed from living areas and stairwell to the upper level.

	<p>The passive areas include 3 bedrooms per dwelling, one of which is a master bedroom with ensuite and walk in wardrobe.</p>
	<p>2 residential car parking spaces provided via garages and 1 visitor space is provided per dwelling.</p>
	<p>Approximately 1,493.22m² or 39.42% of landscaped area.</p> <p>The proposal also provides landscaped courtyards.</p>

Ancillary Aspects

The development proposal also incorporates drainage measures and associated landscape works as detailed on the submitted landscape plan and hydraulic plans.

PreTech Pty Ltd Architects have prepared the relevant architectural plans for the proposal, and the design of the proposed development incorporates contemporary architectural aesthetics, whilst being compatible with the evolving character of the locality.



Planning Controls

STATUTORY CONTROLS

The relevant Statutory Planning Controls include:

- State Environmental Planning Policy BASIX
- State Environmental Planning Policy No. 55 – Contaminated Land
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004;
- Penrith Local Environmental Plan 2010

POLICY CONTROLS

The applicable policy control documents include:

- Penrith Development Control Plan 2014



Consideration of Planning Controls

The following summarises the relevant planning controls in relation to the proposal and makes comment regarding compliance with these controls.

State Environmental Planning Policy BASIX 2004

A BASIX certificate has been prepared for the development and found that the proposed dwellings comply with the State Government's water and energy reduction targets. It is important to note the provisions of Clause 8 and 9, which provide that any competing provision relating to water and thermal efficiency in other applicable EPI's are of no effect.

State Environmental Planning Policy No. 55 – Contaminated Land

The site has been used by the Golf Course for several decades and therefore contamination risks are low having regard to the use of the site. A Preliminary Site Investigation was carried out on the land immediately to the West by Compaction & Soil Testing Services Pty Ltd that confirmed that the site was suitable for residential development. The findings of that report would be expected to also extend to this part of the site and therefore further investigation and reporting under SEPP 55 is not considered necessary. If any contaminated material or suspected contaminated material is unearthed during the construction process, then actions consistent with the legislative requirements and guideline document will be undertaken.

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

State Environmental Planning Policy (Vegetation in Non-Rural Areas) was introduced in August 2017. This SEPP seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the state, and to preserve the amenity of non-rural areas of the State through the appropriate preservation of trees and other vegetation.

The subject site is within a well-established residential area, having historically been used for residential purposes.

This application seeks Council consent for the removal of a few small trees/shrubs on site as identified in the attached plans. It is highlighted that no significant vegetation is to be impacted as part of the proposal.

Extensive landscape embellishment works including landscaping along the sites front, side and rear setbacks will be undertaken as part of the proposal in accordance with the attached Landscape Plan. The landscape treatment will soften the built form, assist with maintaining privacy and help to integrate the development with the site's context.



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

Permissibility

Penrith Local Environmental Plan is the principal planning instrument that applies to the site. Clause 2 (2) of the State Environmental Planning Policy (Housing for Senior or People with a Disability) 2004 (Seniors SEPP) states that local environment planning instruments are set aside where they would prevent the development of housing for seniors or people with a disability that meets the development criteria and standards specified in the SEPP, and is subject to, among other consideration, the following:

- that the development occurs on land which is zoned 'primary for urban purposes', or on land which adjoins land zoned 'primary for urban purposes' where development is permitted for dwelling-houses; and,
- that the land is not subject to any of the environmental constrains listed in Schedule 1 (Environmentally sensitive land) of the SEPP.

It is noted that the subject site adheres to the specific standards under the Seniors Living SEPP as it is zoned for urban purpose, being situated within a R2 low density zone under Penrith Local Environmental Plan 2010 – Urban Land and is not subject to any of the environmental constraints listed in Schedule 1 of the SEPP and as such the Seniors SEPP applies to the subject site. Further the development is subject to a Site Compatibility Certificate issued by the Department of Planning that confirms the site is suitably for Seniors Housing.

Relevant Instrument Provisions

The relevant standards prescribed within the Seniors SEPP are addressed in turn.

Clause 26 Location and access to facilities

The local bus service is scheduled to provide direct connections with CityRail services and the bus services provides access to Penrith and Emu Plains and the associated railway stations. It is noted a bus stop (Route 689) is provided on Leonay Parade immediately in front of a portion of the site. The bus routes also provide access to and from Penrith CBD, Emu Plains Shopping Strip, Lennox Shopping Centre and the Leonay neighbourhood shops. These local and regional centres provide a full range of services and facilities inclusive of shops, commercial services, community facilities, General and specialist medical practitioner.

This service exceeds the servicing requirement under the SEPP and the gradient of route to the bus stop is relatively flat and satisfies the gradient requirements of the SEPP.

Clause 29 Site compatibility

Clause 29 (5)(b) states that the proposed development is compatible with the surrounding land uses if it complies with the following criteria:

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

- 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 regards to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision, and
- 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.

The proposal is considered to be compatible with the surrounding land uses, as following:

- Located within an established residential area, there are no known natural environmental consideration affecting the subject site, with neighboring land uses dominated by residential developments.
- Subject site is well serviced by water and sewer and the required utility clearance will be obtained prior to works commencing on site. Furthermore, as stated previously, bus stop that is located next to the subject site ensures that the development complies with the location and access requirements set out in Clause 26 of the Seniors SEPP.
- The proposed seniors living development has been designed as a series of single storey dwellings when viewed from Leonay Parade which provides a built form that is appropriate in context to the size of the site and of a form and bulk that is consistent within a low density area and compatible with the existing uses, approved uses and the likely future character of land within the immediate locality.

Clause 30 Site analysis

A site analysis was undertaken prior to the design of the proposed development. The information on the Site Analysis Plan provides data about the site and its surrounds and has been taken into account in the design of the development in conjunction with the submitted survey and architectural plans. As addressed previously the proposal has undergone a number of revisions to best respond to topography, orientation, and to maximise streetscape presentation. In addition, the proposal also responds to the heritage constraints through providing a single storey form that will not impact on the visual catchment of Buring House.

Seniors Living Policy: Urban Design Guidelines for Infill Development (Clause 31)

Clause 31 of the Seniors SEPP requires that the consent authority take into account the Seniors Living Policy: Urban Design Guidelines for Infill Development. The table below details compliance with the policy below.

Criteria	Response	Complies
Site Planning and Design		
Site Analysis	<p>A site analysis was undertaken prior to the design of the proposed development.</p> <p>The information on the site analysis plan provides data about the site and its surrounds and has been taken into account in the design of the development in conjunction with the submitted survey and architectural plans.</p>	Yes
Built Form	<p>The bulk of the development is located towards the front of the site to maximise the number of dwelling with frontages to a public street.</p> <p>The development has been designed with all proposed buildings having a north-eastern orientation that maximizes solar access as such the development achieves 3 hours of solar access at mid-winter to all 8 dwellings.</p> <p>The application is designed to create different 'zones' with more active areas clustered together and more passive areas also clustered together to maximise acoustic privacy.</p>	Yes
Trees, Landscaping and Deep Soil Zones	<p>The site contains small trees that are to be removed on site as well as removal of selected street trees. The flora and fauna assessment confirms there is no significant impact to any endangered ecological communities and the removal of trees within the footprint and in driveway cross-over areas is reasonable noting the development will still be viewed in a landscape context.</p> <p>As such, the development proposes landscape embellishment works that will contribute towards improving the streetscape presentation whilst softening the hard surfaces of the proposed development.</p>	Yes

	Furthermore, the proposal complies with the Seniors SEPP controls for deep soil zoned and landscaping with the proposal providing 30.05% of the site for deep soil zones and 39.42% of landscaped area.	
Parking, Garaging and Vehicular Circulation	All 8 units are provided with a double garage. The development is compliant with parking rates under the Senior SEPP with the proposal providing 2 car parking space per 3-bedroom dwelling and 1 visitor car parking space per dwelling.	Yes
Impact on Streetscape		
General	<p>The siting and design of the proposed seniors living development is sympathetic to the existing streetscape patterns along Leonay Parade with the courtyards providing appropriate fencing that does not detract from the streetscape.</p> <p>Situated within an established residential area, the built form character of the locality is a majority of senior living and multi-unit housing developments, with a mix of one and two storey residential dwellings of mixed ages and architectural styles.</p> <p>The development proposes one storey dwelling development with the dwellings fronting Leonay Parade which is compatible with the exiting residential built form character.</p> <p>Furthermore, the development is to provide a front setback that is consistent with the established front building setback within the immediate locality. The development is to also undertake landscaping embellishment works that will positively contribute to the cohesiveness and visual appreciation of the streetscape. This will ensure that the proposal will achieve a harmonious fit with the existing streetscape character of the subject area.</p>	Yes
Built form	<p>The visual bulk of the development is reduced by incorporating physical articulation of the built form and a mixed palette of building materials and finishes.</p> <p>Materials and finished used are consistent with that existing in the area while being contemporary in character. The range of materials significantly contributes to the articulation of the building and reducing the overall bulk and mass of the building.</p>	Yes



	The facades are well articulated with a mixture of vertical and horizontal features including windows, projected walls.	
Trees, Landscaping and Deep Soil Zones	See previous discussion.	Yes
Residential amenity	<p>The proposal incorporates design elements and landscaping that clearly distinguishes between the public and private domain. Clear entry points are proposed, that are easily read by resident, visitors and passer by alike.</p> <p>The fencing is consistent with that existing within the subject area and is appropriate when considering CPTED principles and will not permit easy concealment of intruders.</p>	Yes
Parking, Garaging and Vehicular Circulation	<p>Driveway entries does not exceed 25% of the site frontage.</p> <p>Impact of the driveway is minimised with the use of landscape embellishment works along the driveway edges with all parking areas adequately screened from street level as they are located behind the front dwellings.</p>	Yes
Impact on Neighbors		
Built Form	<p>The siting and orientation of dwellings within the subject site have been undertaken to protect the privacy of adjoining properties.</p> <p>The proposal is to reduce the visual bulk of the roof form by breaking down the roof into smaller elements. See site plans for detail.</p> <p>The length of unrelieved walls along side or rear setbacks marginally exceeds 8m however the stepped upper level serves to relieve the bulk and scale and provide a degree of articulation.</p> <p>Furthermore, the proposal complies with minimum side setback controls with all side setbacks exceed 1.2m.</p>	Yes



Seniors Housing: Leonay Golf Club

Trees, Landscaping and Deep Soil Zones	Where appropriate, vegetation, mature planting and fencing is to be utilised to provide a buffer between the proposed senior living development and adjoining neighboring properties. See attached landscaping plan for detail.	Yes
Residential Amenity	<p>The subject site has been designed with the dwellings having a north-eastern orientation and as such the proposal achieves 100% solar access to units during mid-winter with 100% receiving solar access to living rooms.</p> <p>Private open spaces are located towards the rear and are not located next to habitable rooms of neighboring properties.</p> <p>Landscaping and fencing will ensure that private open space areas are adequately screened from neighboring properties.</p> <p>Furthermore, living rooms and private open space areas of neighboring dwellings will maintain a minimum 3 hours direct sunlight at mid-winter. Where appropriate, side setbacks are to be landscaped.</p>	Yes
Parking, Garaging and Vehicular Circulation	Where appropriate, trees are to be planted alongside fences to screen noise and reduce visual impacts. It is noted that Impact of the driveway is minimised with the use of landscape embellishment works along the driveway edges embellishment works are proposed.	Yes
Internal Site Amenity		
Built Form	<p>Each dwelling has been orientated to maximise solar access to living areas and private open spaces. Building articulation, building separation, roof form, architectural elements and the use of vegetation, fencing buffer spaces are utilised to established curtilages for individual dwelling in-order to provide each dwelling with a sense of individual space and identity.</p> <p>Clear entry points are proposed for each dwelling, that are easily read and identified by resident, visitor and passer by alike from the street or driveway. It is considered that the proposal does not impact on amenity or the streetscape of the area but is in context with development and street presentation of surrounding development.</p>	Yes



	<p>Furthermore, where appropriate, dwelling entries are oriented to not look directly into other dwellings on site.</p>	
<p>Parking, Garaging and Vehicular Circulation</p>	<p>Where appropriate, habitable rooms are located away from driveways, parking areas and pedestrian pathways. It is noted that planting and separation is utilised to achieve adequate privacy between habitable rooms and service accessway.</p> <p>Planting is utilised to break up hard surfaces. Garages are incorporated into the proposed dwellings and are affectively screened from other dwellings on-site.</p>	<p>Yes</p>
<p>Residential Amenity</p>	<p>The proposed development incorporates an active façade that will permit casual surveillance of Leonay Parade as well as the driveway areas. The proposal incorporates open space and landscaped areas that will contribute to activity and natural surveillance of the area.</p> <p>The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders.</p> <p>The proposal incorporates built elements and landscaping that clearly distinguishes between the public and private domain. Clear entry points are proposed, that are easily read by resident, visitor and passer by alike. It is considered that the proposal does not impact on amenity or the streetscape of the area but is in context with development and street presentation of surrounding development.</p> <p>All materials and finishes are appropriate. The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles</p> <p>Furthermore, fencing and landscaping is used to provide adequate screening from adjoining properties and between dwellings.</p>	<p>Yes</p>

Clause 33-39 Design principles

The proposal has appropriately addressed the design principles contained within Part 3, Division 2 of the SEPP, as demonstrated below.

Neighborhood amenity and streetscape (Clause 33)

The proposal is to make a positive contribution to the streetscape, neighborhood character and the amenity of surrounding environment, as illustrated below:

- The proposal is consistent with the low density built form character of the subject area by proposing low scale 1 storey residential development, with the proposal complying with the maximum FSR (SEPP) and maximum height control under the Penrith Local Environmental Plan 1998 Urban Land. The proposal will also be compatible with the existing and future character of the locality and will contribute towards enhancing the existing streetscape by providing a front building setback that is consistent with the established front setback along Leonay Parade and landscape embellishment works that will positively contribute to the cohesiveness and visual appreciation of the streetscape.
- The subject site is not identified as a heritage item and is not located within close vicinity to any heritage items. Not applicable.
- It is considered that the proposal responds well to the individual context of its site and surrounds and positively contributes to the visual appreciation and cohesiveness of the streetscape. The development proposes a one storey built form at the street frontage that is consistent with the one and two storey character of the subject area. Furthermore, the development adopts setbacks with recessed second storeys to minimise bulk and overshadowing of adjoining properties.
- Setback provided is appropriate.
- Landscaping embellishment works proposed at the front of the site will enhance the appearance of the site, with existing trees within the front setback to be retained where appropriate. It is noted that the development proposes the removal of some trees to facilitate the development to occur within the subject site, however the removal of identified trees is to be offset by new landscaping, as per the attached landscaping plan. See attached Arborist report and landscaping plans for detail

Visual and acoustic privacy (Clause 34)

The proposal provides for appropriate levels of visual privacy through a combination of building separation and setbacks, provision of landscaping and fencing, offset windows and the containment of more passive areas on the first floor.

Furthermore, the application is designed to create different 'zones' with more active areas clustered together and more passive areas also clustered together to maximise acoustic privacy. It is noted that the proposed units have been designed in accordance with the requirements of the Building Code of Australia for sound and impact transmission so that acceptable noise levels between units are achieved. See attached acoustic report for detail.

Solar access and design for climate (Clause 35)

The siting and design of the 8 units have been undertaken to maximise solar access with the majority of the active areas including living rooms and private open space having a north-eastern orientation, with all 8 units receiving 3 hours of solar access at mid-winter and all 6 units having natural cross ventilation. Furthermore, the use of setbacks and design elements including upper floors being recessed will contribute towards reducing the potential for overshadowing of neighboring properties. See attached shadow diagrams for detail.

Stormwater (Clause 36)

Where appropriate impervious surfaces are to be minimised to reduce the impact from stormwater. Site stormwater is to be drained as shown on the submitted stormwater drainage plans and incorporated on-site detention, with stormwater to be discharged to the existing street network in Leonay Parade.

Crime prevention (Clause 37)

The proposed development incorporates an active façade that will permit casual surveillance of Leonay Parade, as well as the driveway areas and open space at the rear of the site. The proposal incorporates open space and landscaping areas that will contribute to activity and natural surveillance of the area. The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders. The proposal incorporates built elements and landscaping that clearly distinguishes between the public and private domain. Clear entry points are proposed, that are easily read by residents, visitors and passer by alike. It is considered that the proposal does not impact on the amenity or the streetscape of the area but is in context with development and street presentation of surrounding development. All materials and finishes are appropriate. The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles.

Accessibility (Clause 38)

The proposed development allows for unimpeded pedestrian access to all 8 dwellings via and provides access to a bus stop which provides services to Emu Plains and Penrith City Centre and has also designed the proposal so that it provides a safe environment for pedestrian and motorist with convenient access to car parking areas for residents and visitors. It is noted that a footpath may be required to be constructed to connect to the bus stop.

Waste management (Clause 39)

A Waste Management Plan is attached as part of this application. Waste is to be appropriately managed during the demolition and construction stages of the development. Further, appropriate waste and recycling facilities are provided to each unit in accordance with Council requirements. See waste management plan for detail.

Development standards (Clause 40, 41 and Schedule 3)

Development standards – minimum sizes and building height (Clause 40)

The SEPP contains development standards relating to minimum size, site frontage and building height which must be complied with for all developments. They are summarised within the table below:

Control	Numerical Requirement	Proposed Development	Complies
Site Area	1,000m ²	3,713m ²	Yes
Site Frontage	20m	139.715m	Yes
Maximum Building Height	8m	(a) No part of the building exceeds 8m in height. (b) Dwellings are restricted to 2-storeys in height noting one storey dwellings provided Complies.	Yes Yes

Development standards – self-contained dwellings (Clause 41 & Schedule 3)

Compliance with the key development standards for accessibility set out in Clause 41 and Schedule 3 is summarised within the table below. It is noted that the proposal is compliant with the detail controls including bedroom sizes and the location of power points with full information to be provided at CC stage.

Control	Numerical Requirement	Proposed Development	Complies
Wheelchair Access	100% of ground floor dwelling to have wheelchair access by a continuous accessible path of travel as per AS 1428.1 to an adjoining public road. Access must be provided in accordance within AS 1428.1 so that a person using a wheelchair can use common areas and common facilities associated within the development	(1) 100% of dwellings will be wheelchair accessible, with the site to provide a continuous accessible path to all units from Leonay Parade. (2) Not applicable as the side does not have a gradient of more than 1 in 10 (3) Complies.	Yes N/A YES
Security: Pathway Lighting	Pathway lighting to be designed and located so as to avoid glare for pedestrian and adjacent dwellings, and must provide at least 20 lux at ground level	Complies- Can be conditioned.	Yes

Letterboxes	Letterboxes located on a hard standing area and have wheelchair access and circulation by a continuous path, be lockable and located in a central location adjacent to the street	Complies	Yes
Private Car Accommodation	<p>Car parking spaces must comply with the requirements for parking for people with a disability set out in AS 2890, with 1 car parking space designed to enable the width of the space to be increased to 3.8m.</p> <p>Garages must have 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.</p>	<p>The proposal provides 16 car parking spaces on site, with all 8 units provided with a double garage that meets the requirements of AS2890, where by the spaces are at least 6000mm x 6000mm in area.</p> <p>All 8 double garages are to be electronically operated and this can be conditioned.</p>	Yes
Accessible Entry		Complies	Yes
Interior: General		Complies with full detail to be provided at CC stage.	Yes
Bedroom		Complies with full detail to be provided at CC stage.	Yes
Bathroom		Complies with full detail to be provided at CC stage.	Yes
Toilet	A dwelling must have at least one toilet on the ground floor that complies with the requirements for sanitary facilities of AS 4299	All 8 units provide a toilet on the ground floor that comply with the requirements for sanitary facilities under AS 4299.	Yes



Seniors Housing: Leonay Golf Club

Surface Finishes		Complies with full detail to be provided at CC stage.	Yes
Door Hardware		Complies with full detail to be provided at CC stage.	Yes
Ancillary Items		Switches and power points are provided in accordance with AS 4299.	Yes
Living Room and Dining Room		Complies with full detail to be provided at CC stage.	Yes
Kitchen		Complies with full detail to be provided at CC stage.	Yes
Access to Kitchen, Main Bedroom, Bathroom and Toilet	In a multi-storey self-contained dwelling, the kitchen, main bedroom, bathroom and toilet must be located on the entry level	Kitchen, main bedroom and bathroom are located on the ground floor.	Yes
Lift in Multi-Storey Buildings		The proposal does not propose senior living within a multi-storey building. Not applicable	N/A
Laundry		Complies with full detail to be provided at CC stage.	Yes
Storage for linen		Complies with full detail to be provided at CC stage.	Yes
Garbage	A garbage storage area must be provided in an accessible location.	Garbage storage area is provided for each Unit and is to be situated within an accessible location.	Yes

Standards that cannot be used to refuse development consent (Clause 50)

The SEPP prescribes a number of standards that cannot be used to refuse consent, noting that consent can also be granted even where compliance with the standard is not achieved based on the wording of the Clause. They are summarised within the table below:

Control	Numerical Requirement	Proposed Development	Complies
Building Height	8m or less and limited to 2 storeys	The development proposes of one storey dwellings with no dwelling exceeding 8m in height. Complies.	Yes
Density and Scale	FSR: 0.5:1	Development proposes an FSR of 0.31:1. Complies.	Yes
Landscaped Area	30% of the area of the site to be landscaped (30% x 1,404m ² = 421.2m ²)	39.42% or 1,493.22m ² of the site is to be landscaped. Complies.	Yes
Deep Soil Zone	Minimum 15% of area of site (15% x 1,404m ² = 210.6m ²) Minimum two thirds to be preferable located at the rear of site. Minimum dimension 3m	30.05% or 1,138.3m ² of the site is to be provided as deep soil zones. Complies. Where appropriate, deep soil zones are to be located at the rear of the site. Complies	Yes Yes Yes
Solar Access	70% of living areas & main private open space to receive minimum 3 hours sunshine between 9am and 3pm at mid-winter	It is noted that all 8 living rooms receive a minimum of 3 hours direct sunlight between 9am and 3pm mid-winter.	Yes
Private Open Space	Ground level: Minimum 15m ² per dwelling One area minimum 3m x3m, accessible from living area	Proposal provides private open space on the ground floor accessible from the living area with the space being 3m x 3m	Yes



Car Parking	Minimum 0.5 car parking space for each bedroom	The development provides 8 x 3-bedroom units and as such is required to provide 12 car parking spaces. The development provides 24 car parking spaces, with 16 within a double garage (2 per unit) and 1 visitor space (per dwelling) and as such the proposal is consistent with the car parking requirements under the SEPP.	Yes
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Sydney Regional Environmental Plan (SREP) No. 20 Hawkesbury Nepean River

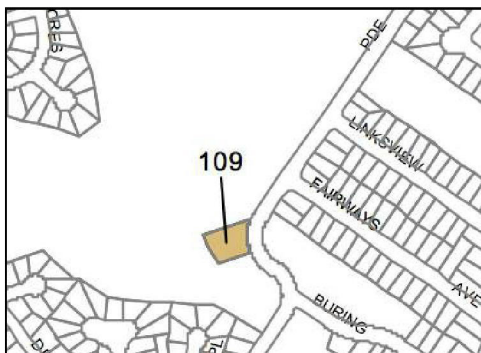
The development incorporates a drainage concept that demonstrates that stormwater can be adequately conveyed to the existing street network. Appropriate erosion and sediment controls can be implemented throughout construction and it is anticipated that conditions of consent will reinforce this. It is noted that the proposal meets the recently adopted WSUD measures required to achieve appropriate water quality for stormwater discharge.

Penrith Local Environmental Plan 2010

The subject site is zoned RE2- Private Recreation under the provisions of the Penrith LEP 2010. Seniors Living housing is permissible with consent pursuant to the SEPP as discussed previously as well as the fact a Site Compatibility Certificate has been issued. The proposed development provides a Seniors living development that is in a suitable location and will make available a variety of housing types within the locality and contribute towards increasing the housing stock within the locality. The site is well located and provides access to essential services, public transportation and recreation opportunities.

The table below provides detail on the development standards relevant to the current proposal as well as other relevant LEP provisions- noting that the Seniors Living SEPP prevails over a number of the LEP provisions.

Penrith Local Environmental Plan 2010 - Compliance Table			
Relevant Clause	Control	Comment	Complies
Zoning	RE2 – Private Recreation	The development site is zoned RE2 Private Recreation under the provisions of the Penrith Local Environmental Plan 2010, and <i>Senior Housing'</i> development is sought pursuant to SEPP (Housing for Seniors or People with a Disability) 2004.	Yes- SEPP

Part 2 Permitted or Prohibited Development			
2.3	Zone Objectives and Land Use Table	The proposal is not inconsistent with the zone objectives of the RE2- Private Recreation under the provisions of the Penrith LEP 2010. Seniors Living housing is permissible with consent pursuant to the SEPP as discussed previously as well as the fact a Site Compatibility Certificate has been issued.	Yes
2.7	Demolition Requires Consent	The development is not proposing demolition as the site is a portion of Leonay Golf Course.	N/A
Part 4 Principal Development Standards			
4.1	Minimum Subdivision Lot Size.	No minimum lot size is identified for the site under the Penrith Local Environmental Plan 2010 Map Sheet 006.	N/A
4.3	Height of Buildings- 8.5m	No Maximum Building Height control applies to the subject site under the Penrith Local Environmental Plan 2010 Map Sheet 006.	N/A
4.4	Floor Space Ratio	No FSR control applies to the subject site under the Penrith Local Environmental Plan 2010 Map Sheet 006.	N/A
Part 5 Miscellaneous Provisions			
5.10	Heritage	<p>The site is located in proximity to Buring House- a local heritage item:</p>  <p>The impact on the heritage item is a matter for consideration however the development is not in the visual catchment of the item.</p>	N/A

Part 7 Additional Local Provisions			
7.1	Earthworks	<p>This application seeks Council consent for the excavation of the site as per the attached plans.</p> <p>It is considered that the proposed excavation will have minimal adverse environmental or amenity impact. The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls.</p> <p>The proposal will not adversely affect or disrupt drainage and flood patterns, flood storage or soil stability in the area.</p> <p>The proposed excavation is consistent with the current and future use of the land and will develop the site into context with its surrounds and in accordance with Councils current and proposed planning strategies.</p> <p>It is considered unlikely due to the location of the site as well as previous development that excavation will lead to the disturbance of relics.</p>	Yes
7.2	Flood planning	The site is not identified as being flood prone. Not applicable.	N/A
7.3	Development on Natural Resources Sensitivity Land	The site is not identified on the Natural Resources Sensitive Map. Not applicable.	N/A
7.4	Sustainable Development	<p>The proposal satisfies the LEP in that:</p> <p><i>(a) conserving energy and reducing carbon dioxide emissions,</i> <i>(b) embodied energy in materials and building processes,</i></p> <p>Proposal incorporates a BASIX certificate relating to energy efficiency.</p> <p><i>(c) building design and orientation,</i> <i>(d) passive solar design and day lighting,</i> <i>(e) natural ventilation,</i></p> <p>All units have a north-eastern orientation and receive good solar access and natural ventilation</p> <p><i>(f) energy efficiency and conservation,</i> <i>(g) water conservation and water reuse,</i></p>	Yes

		<p>Proposal incorporates a BASIX certificate relating to energy/water efficiency.</p> <p><i>(h) waste minimisation and recycling,</i></p> <p>Waste management and recycling can be addressed through waste management plan.</p> <p><i>(i) reduction of vehicle dependence,</i></p> <p>The local bus service is scheduled to provide direct connections with CityRail services and the bus services provides access to Penrith and Emu Plains and the associated railway stations.</p> <p>It is noted a bus stop (Route 689) is provided on Leonay Parade immediately in front of a portion of the site. The bus routes also provide access to and from Penrith CBD, Emu Plains Shopping Strip, Lennox Shopping Centre and the Leonay neighbourhood shops. These local and regional centres provide a full range of services and facilities inclusive of shops, commercial services, community facilities, General and specialist medical practitioner.</p> <p><i>(j) potential for adaptive reuse.</i></p> <p>Given the zoning of the site as RE2 there is limited adaptive re-use potential on the site.</p>	
7.5	Protection of Scenic Character and Landscape Values	The site is not identified on the Land with Scenic and Landscape Values Map. Not applicable.	N/A
7.6	Salinity	Due to the nature and location of the site it is not likely to be affected by Saline Soils. Not applicable.	N/A
7.7	Servicing	The development site is well serviced by water and sewer and the required utility clearances will be obtained prior to works commencing on site.	Yes

Penrith Development Control Plan 2014

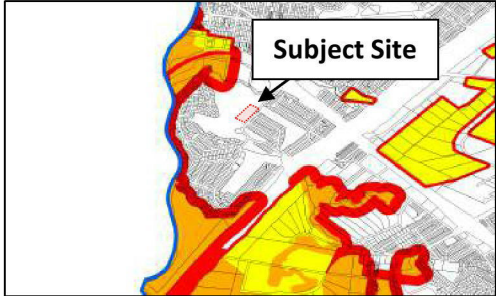
All relevant Council controls have been identified and considered in the following compliance table, noting that as the proposal is a Seniors Living Development a number of these controls are not strictly relevant to the proposal.

Penrith Development Control Plan 2014 – Compliance Table			
Clause	Controls	Comment	Complies
C1 Site Planning and Design Principles			
1.1	Site Planning	<p><u>1.1.1 Site Analysis</u></p> <p>A Site Analysis has been prepared and is attached as part of this application. The site analysis identifies the relevant considerations required by Council and acknowledges the unique opportunities and constraints of the site that have informed the design of the development proposal.</p>	YES
		<p><u>1.1.2 Key Areas with Scenic and Landscape Values</u></p> <p>The subject site is not located within the Scenic and Landscape Values Map under the Penrith LEP 2010.</p> <p>Not applicable.</p>	N/A
1.2	Design Principles	<p><u>1.2.2 Built Form – Energy Efficiency and Conservation</u></p> <p>The proposed development has been designed to maximise solar access to all units and designed in a manner that achieves natural ventilation to all 8 dwellings.</p> <p>A BASIX certificate is issued for the development.</p>	YES
		<p><u>1.2.3 Building Form – Height, Bulk and Scale</u></p> <p>It is considered that the proposal will result in an appropriate outcome on site that responds to the unique characteristics of the site. The site does not have maximum height control that applies for the site under Penrith LEP 2010. In saying that, an appropriate height is provided which fits in with the existing character of the local area.</p>	YES



		<p>It is noted that the subject area is currently ongoing a transformation with numerous senior living developments being developed within the locality.</p> <p><u>1.2.4 Responding to the Site's Topography and Landform</u></p> <p>The subject site which has a moderate fall that as such will not impact upon the site's ability to accommodate the proposed Seniors Living housing development.</p> <p><u>1.2.5 Safety and Security (Principles of Crime Prevention through Environmental Design)</u></p> <p>The proposed development incorporates an active façade that will permit casual surveillance of Leonay Parade, as well as driveway and landscaped areas of the proposal.</p> <p>The proposal incorporates open space and landscaped areas that will contribute to activity and natural surveillance of the area.</p> <p>The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders.</p> <p>The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles.</p> <p>See discussion on CPTED principles within Annexure 1 for detail.</p> <p><u>1.2.6 Maximising Access and Adaptability</u></p> <p>Proposal has been designed to provide access to and from the site for people with mobility issues.</p>	<p>YES</p> <p>YES</p> <p>YES</p>
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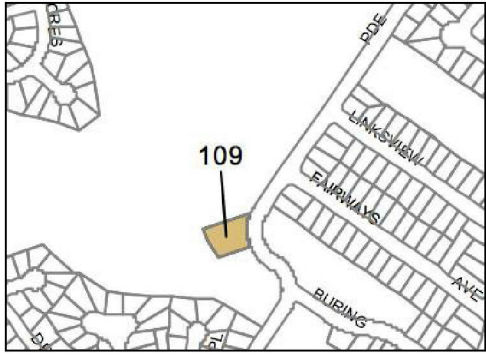
C2 Vegetation Management			
2.1	Preservation of Trees and Vegetation	<p>The site contains small trees that are to be removed on site as well as removal of existing street trees. The site has been largely cleared of vegetation to accommodate its current use as a golf course. However, there is a copse of trees located across the site.</p> <p>The flora and fauna assessment confirms that the impact of the development is acceptable and the proposal retains adequate street trees and trees on the adjoining golf club land to ensure the development is viewed in a landscape setting.</p> <p>The site is not identified as being located within the Natural Resources Sensitive Map under Penrith LEP 2010.</p> <p>The proposed landscape treatment seeks to soften the built form and integrate with the development and the site's context as a Seniors Living housing development located within a residential area undertaking a transformation towards higher density housing form.</p> <p>Landscaping of the site is to be undertaken in accordance with the attached Landscape Plan.</p>	YES
2.2	Biodiversity Corridors and Areas of Remnant Indigenous Vegetation in Non-Urban Areas	Subject site is not identified as being within a Natural Resource Sensitive Land under Penrith LEP 2010. Not applicable.	N/A

2.3	Bushfire Management	<p>Subject site is not identified as being within a Bushfire Prone Land under Penrith LEP 2010. Not applicable.</p>  <p>Figure 5: Bushfire Prone Land Map</p>	N/A
C3 Water Management			
3.2	Catchment Management and Water Quality	<p>Appropriate management of the site during the demolition and construction phases will contribute towards protecting the water system.</p> <p>A Stormwater Management Plan has been prepared and is attached as part of this application.</p>	YES
3.3	Watercourses, Wetlands and Riparian Corridors	Subject site is not located within close proximity to a watercourse, wetland or riparian corridor. Not applicable.	N/A
3.4	Groundwater	The proposed development is to be for a Seniors Living housing development. It is therefore considered that the risk of site contamination occurring during construction and future use of the site is low. Not applicable.	N/A
3.5	Flood Planning	The subject site is not identified as being flood prone. Not applicable.	N/A
3.6	Stormwater Management and Drainage	A Stormwater Management Plan has been prepared and is attached as part of this application.	YES
3.9	Water Sensitive Urban Design	The proposed development incorporates Water Sensitive Urban Design (WSUD) principles that seek to minimise and manage the impact of stormwater on site and within the area.	YES

		The proposed development appropriately addresses the unique characteristics of the site and will allow for the efficient management of stormwater. See attached Stormwater Management Plan for detail.	
C4 Land Management			
4.1	Site Stability and Earthworks	<p>This application seeks Council consent for the excavation of the site as per the attached plans.</p> <p>It is considered that the proposed excavation, will have minimal adverse environmental or amenity impact.</p> <p>The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls.</p> <p>The proposal will not adversely affect or disrupt drainage and flood patterns, flood storage or soil stability in the area.</p> <p>The proposed excavation is consistent with the current and future use of the land and will develop the site into context with its surrounds and in accordance with Councils current and proposed planning strategies.</p> <p>It is considered unlikely due to the location of the site as well as previous development that excavation will lead to the disturbance of relics.</p>	YES
4.3	Erosion and Sedimentation	This application seeks Council consent for the excavation of the site as per the attached plans. It is considered that the proposed excavation, will have minimal adverse environmental or amenity impact.	YES



		<p>The proposal results in an appropriate outcome when considering the nature of the development, the unique characteristics of the site and compliance with relevant Council controls.</p> <p>An Erosion and Sediment Control Plan is attached as part of this application.</p>	
4.4	Contaminated Lands	<p>The site was previously used as a Golf Course. The land is not known to have been used for any purposes that may give rise to the likelihood of contamination.</p> <p>Nothing on site indicates a previous contaminating use.</p> <p>If any contaminated material or suspected material is unearthed during the construction process, then actions consistent with the legislative requirements and guideline documents will be undertaken.</p>	YES
4.5	Salinity	<p>Due to the nature and location of the site it is not likely to be affected by Saline Soils. Not relevant.</p>	N/A
C5 Waste Management			
		<p>A Waste Management Plan is attached as part of this application.</p> <p>Notwithstanding it is noted that waste is to be appropriately managed during the demolition and construction stages of the development.</p> <p>A communal bin storage area is provided in the front setback area to meet Council requirements.</p>	YES
C6 Landscape Design			
		<p>A landscape concept plan accompanies this development application.</p>	YES

		The concept plan details the landscape embellishment works proposed and it can be seen that these works will substantially improve the streetscape presentation of the site within a medium density context as well as softening the proposed built form.	
C7 Culture and Heritage			
7.1	European Heritage	<p>The proposed site is not identified as a heritage item; it is not located within a heritage conservation area however, is within proximity to Buring House- a local heritage item: as illustrated by the heritage extract map below.</p>  <p>See previous discussion.</p>	N/A
7.2	Aboriginal Cultural and Heritage	Not relevant.	N/A
7.3	Significant Trees and Gardens	The subject site does not contain any trees or gardens that is considered to be of cultural, historical, scientific or aesthetic significance. Not relevant.	N/A

C10 Transport, Access and Parking			
10.2	Traffic Management and Safety	<p>It is considered that the vehicular access and exit points are clearly defined and provide for the safe and efficient movement of vehicular traffic on site and entering and exiting the site as this part of Leonay Parade has good sight lines and a 50km/h speed limit means potential conflict for vehicles reversing onto Leonay Parade are limited- noting that the design of the development provides for a width of approximately 16.5m meaning it is comparable to the development located opposite the site.</p> <p>The proposed parking area and ancillary driveway will not contribute to the creation of traffic hazards.</p> <p>The proposal provides for the safe and efficient movement of pedestrian and vehicular traffic within the site and both entering and exiting the site. Vehicle and pedestrian routes are clearly indicated and accessible.</p>	YES
10.3	Key Transport Corridors	The subject site is not located with a key transport corridor. Not relevant.	N/A
10.5	Parking, Access and Driveways Parking Rates 3 or more bed: 2 space Visitor: 1 space for every 5 dwellings	<p>Car parking controls that apply to the development is located within Seniors Living SEPP.</p> <p>See discussion on Seniors SEPP for detail.</p> <p>In relation to visitor parking it is noted that given the nature of the development design of a double garage with stacked space in front means that visitors can use the driveway for each dwellings which is suitable in this context.</p>	Yes

Environmental Assessment

(6)(1) Planning Instruments

The planning instruments applying to the subject site and this development proposal are addressed in detail in the previous section of this report. In summary, the subject site is zoned RE2 Private Recreation under PLEP 2010 and a seniors living housing development is sought pursuant to SEPP (Housing for Seniors or People with a Disability) 2004.

The development proposal meets the planning principles contained in the SREP – Hawkesbury Nepean River noting the drainage concept provides for an on-site detention system providing discharge directly into the existing storm water network in Leonay Parade.

The development proposal meets the intent and performance criteria of the development controls contained in Seniors SEPP with a contemporary development that generally meets the density, height and building design controls and will not result in unreasonable amenity impacts to adjoining properties.

(6)(2) Streetscape & Context

The development includes the use of variety materials including face brick, banded painter render, and colorbond roofing. The proposal provides direct address to the street and minimizes the dominance of driveways and parking structures. The external finishes will adopt natural earthy tones compatible with other similar developments within the locality. The landscape concept provides for the planting of a number of trees and shrubs within the front setback areas that will contribute to the landscaped setting of the locality.

(6)(3) Visual and Acoustic Privacy

The proposal will not result in unreasonable visual or acoustic privacy impacts to surrounding properties. The design of the development is a one storey built form. In summary, the proposed dwelling meets the intent and performance criteria relating to privacy within the Seniors SEPP.

(6)(4) Views and Vistas

The proposed dwelling will not restrict significant views or outlook from surrounding properties.

(6)(5) Solar Access and Overshadowing

The development has been designed to ensure that the proposed seniors living housing is appropriate in terms of scale and bulk and will minimise overshadowing of adjoining properties. See attached shadow diagram for detail. Furthermore, the development has been sited and oriented to maximise solar access with all 6 dwellings to receive 3 hours of solar access at mid-winter.

(6)(6) Section 79C Considerations

SEPP Seniors Living 2004 SEPP (BASIX) 2004, SREP No. 20 Hawkesbury Nepean River, Penrith LEP 2010, and Penrith DCP 2014 have been addressed in previous sections of this report pursuant to S.79(c) (1) (a).

With regard to remaining matters for consideration, it is considered that the preceding analysis covers the range of environmental impacts that may be associated with the development proposal. The following comments are made pursuant to S.79C (1) (b) and (c) which cover respectively:

(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; and

(c) the suitability of the site for the development;

- The development is of a compatible form and scale with other development in the locality and aligns with the desired future character of the area;
- The development proposal has been designed to ensure impacts including bulk and scale, overshadowing, privacy and view loss are minimised and residential amenity is retained to the adjoining dwellings;
- The development proposal includes landscape works with the planting of a variety of native trees and shrubs contributing to the streetscape and reinforce the landscape setting, nothing that where appropriate existing tree along the sites frontage to Leoway Parade is to be retained;
- Adequate drainage measures provide for the conveyance of storm-water from the site to the existing street network;
- The development proposal represents an efficient use of well-located land that takes advantage of close proximity to existing infrastructure, whilst ensuring that amenity to both occupants and surrounding properties is adequately maintained; and
- There are no site constraints that inhibit the development of the site for a seniors living development that have not been addressed in the design of the development.



Conclusion

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents. Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.