

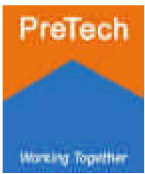
Client:

Leonay Links Pty Limited

ARCHITECTURAL CONSULTANTS
DEVELOPMENT CONSULTANTS

**Proposed SEPP Housing for Seniors or People
with a Disability 2004**
Part of Lot 110 in DP1135581, (Leonay Golf Course) Leonay Parade, LEONAY

Development Application - December 2014



PreTech Pty Ltd - Architects
John Hepworth Nominated Architect Reg. No 5036
Level 1, Suite 2/86 Henry Street
Penrith NSW 2750 Australia
PO Box 301 Penrith NSW 2751

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E - admin@pretech.com.au

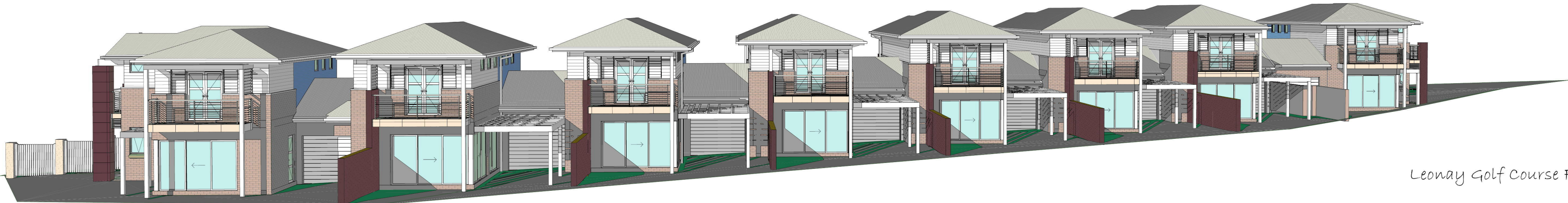


ARCHITECTURAL DRAWING SCHEDULE

SITE PLAN, GROUND FLOOR PLANS, SENIOR LIVING 2004 SPECIFICATION & DEVELOPMENT CALCULATIONS	1 : 250	A 01
FIRST FLOOR PLANS & SENIOR LIVING 2004 SPECIFICATION	1 : 250	A 02
ELEVATIONS	1 : 200	A 03
ELEVATIONS, SECTION & THERMAL PERFORMANCE SPECIFICATION	1 : 200	A 04
SITE ANALYSIS PLAN	1 : 350	A 05
SHADOW ANALYSIS (June 22, 9.0am, 12.0 & 3.0pm)	1 : 400	A 06



Leonay Parade Facade



Leonay Golf Course Facade

SURVEY LEGEND & NOTES

wt ~ DENOTES WINDOW TOP
wb ~ DENOTES WINDOW BOTTOM

DENOTES OVERHEAD ELECTRICITY

DENOTES SEWERMAIN (approx.position only)

1/k DENOTES TOP OF KERB

NOTE: SPREAD OF TREES IS APPROXIMATE ONLY

DEVELOPMENT CALCULATIONS

1. SITE AREA = 2,202.0m²

2. PARKING REQUIREMENTS

2.0 space per every
3 bed unit (x8 units),
plus 2 visitor.
Total provided = 18.0 Spaces
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3. LANDSCAPED OPEN AREA

Min. required 30.0% = 660.60m²
Actual Area 38.96% = 858.23m²

4. UNIT FLOOR AREAS

UNIT 1
Living Area = 132.60m²
Garage = 23.09m²
Veranda = 8.75m²
Balcony = 8.75m²
Total Area = 173.19m²

UNIT 2-7
Living Area = 134.66m²
Garage = 22.81m²
Veranda = 8.56m²
Balcony = 8.56m²
Total Area = 174.59m²

UNIT 8
Living Area = 129.47m²
Garage = 22.81m²
Veranda = 8.75m²
Balcony = 8.75m²
Total Area = 169.58m²

5. COURTYARD AREAS

Unit 1 = 64.85m²
Unit 2 = 34.09m²
Unit 3 = 34.09m²
Unit 4 = 33.71m²
Unit 5 = 64.85m²
Unit 6 = 38.24m²
Unit 7 = 38.24m²
Unit 8 = 27.97m²

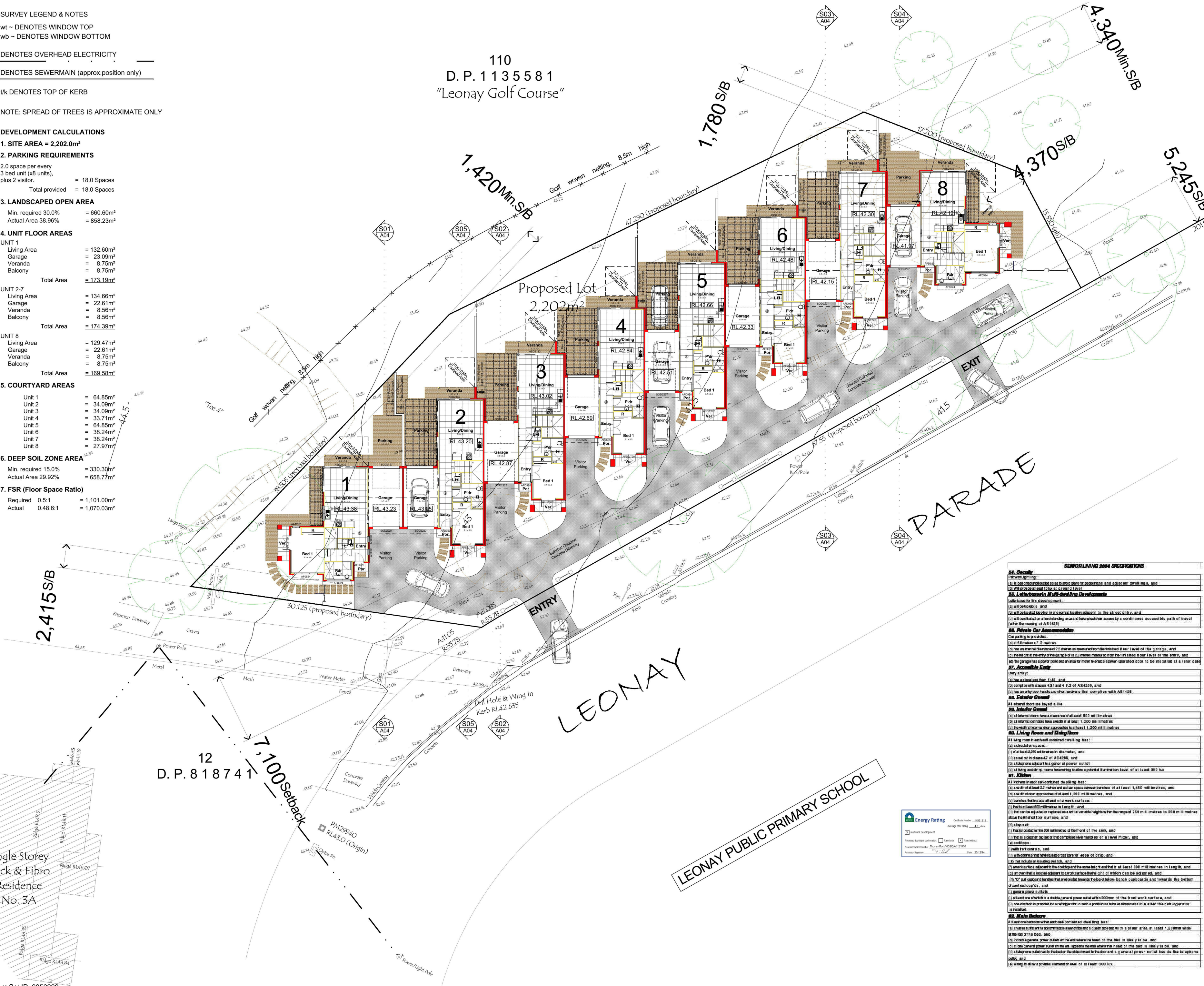
6. DEEP SOIL ZONE AREA

Min. required 15.0% = 330.30m²
Actual Area 29.92% = 658.77m²

7. FSR (Floor Space Ratio)

Required 0.5:1 = 1,101.00m²
Actual 0.48:1 = 1,070.03m²

110
D. P. 1 1 3 5 5 8 1
"Leonay Golf Course"



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LEGEND

Existing Surveyors Spot Level

Proposed Related Level

WT-2,000 L
WT-2,000 L
IG-WT-2,000 L

Aboveground pre-fabricated water tank (WT) and Inground (IG) '2,000L-620W x 2,000L x 2,190H' or equal and '2,000L-1,200D x 2,190H' or equal

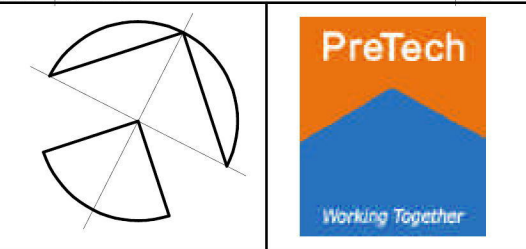
- Smoke Detector
- Roof Access
- Electric Hot Water System
- Skylight
- Exhaust Fan/Light
- Gas Hot water
- Grasscrete-(Concrete in which natural grass can be grown)
- Selected Brick Paver

Retain Trees
Remove Trees

Masonry Retaining Wall Notes:
(a) generally should be no taller than 500mm
(b) should not cut through roots of any tree
(c) should be separated from any associated fence by a planter-bed at least 500mm wide, minimising the apparent overall height of fencing
(d) should provide drainage for any associated planterbed
(e) should be separated from any driveway by a landscaped verge at least 500mm wide, to prevent impact damage from vehicles

SEMPER LIVING 2004 SPECIFICATIONS		
44. Security		
44.1. Security Lighting		
44.2. Security		
44.3. Security		
44.4. Security		
44.5. Security		
44.6. Security		
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44.100. Security		

B	Development Application	20.12.14
A	Client Presentation	20.10.14
Issue	Amendment	Date



PreTech Pty Ltd - Architects

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Project
Proposed SEPP 2004 Housing
Leonay Golf Course, Leonay Parade, LEONAY

Client: Leonay Links Pty Limited
Job No. 00311
Scale 1:250
Author S.Vlangos
Drawn S.Vlangos
Date Oct 2014

Siting
Site, Ground Floor Plan & Development Calculations

No. in Set	Dwg. No.	Issue
06	A01	B



Energy Rating
Certificate Number: 15503133
Average star rating: 4.5 stars
Assessed by: [Signature]
Assessed on: 20/10/14

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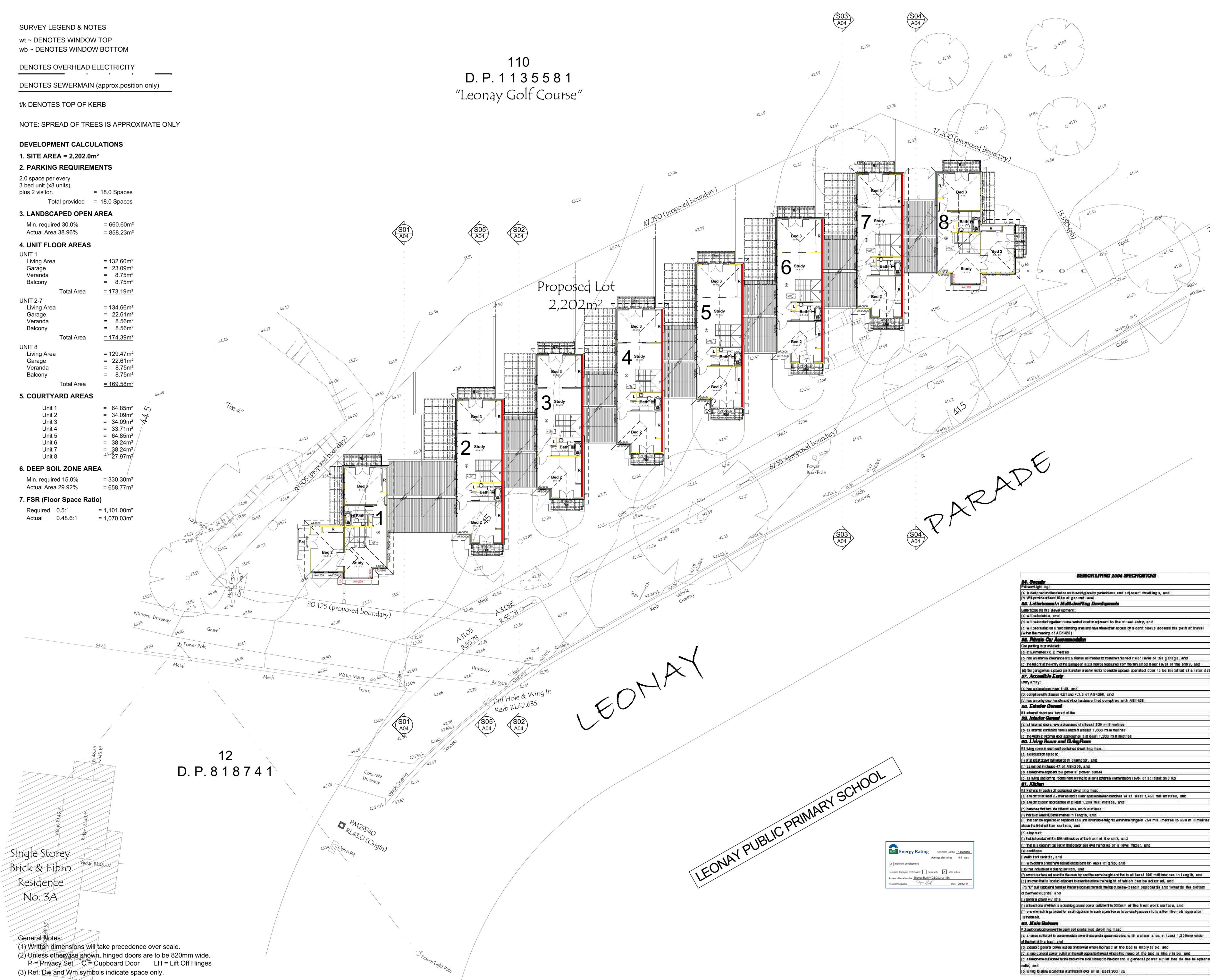
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Roof Access

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Skytube

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PreTech

Working Together

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Project

Proposed SEPP 2004 Housing

Leonay Golf Course, Leonay Parade, LEONAY

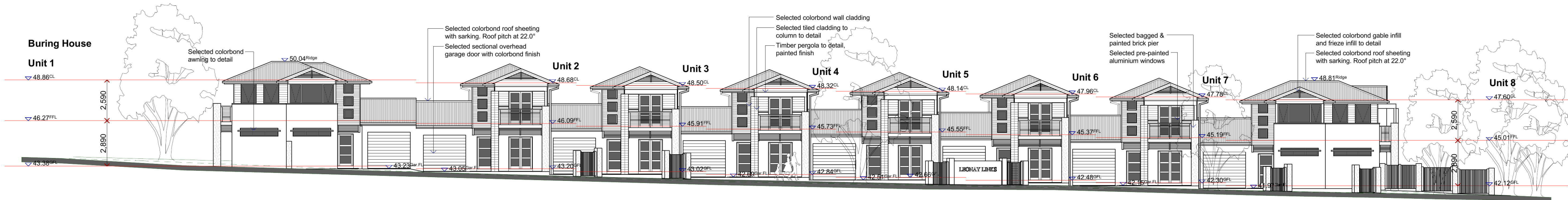
Client	Leonay Links Pty Limited
Job No.	00311
Scale	1:250
Author	S.Vlangos
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Drawing

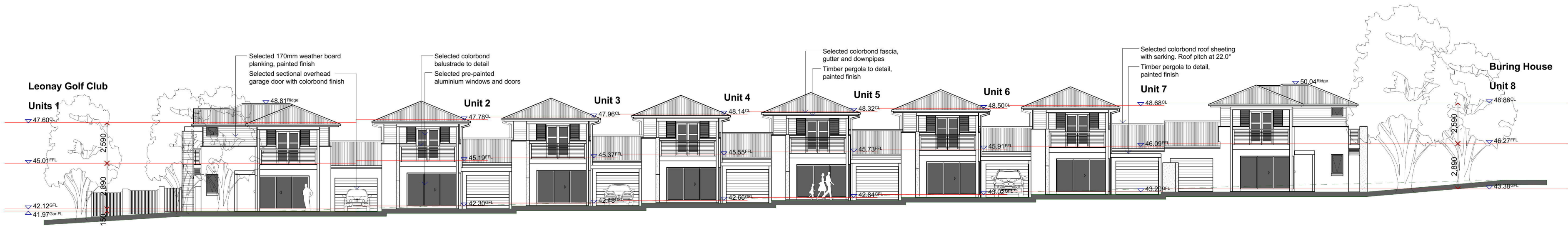
First Floor Plan & Development Calculations

No. in Set	Dwg. No.	Issue
06	A02	B

SEMI-DETACHED 2004 SPECIFICATIONS
24. Security
(a) be designed and constructed so as to resist glancing pedestrian and adjacent dwelling's, and
(b) will provide at least 10 kPa of ground level
25. Letterbox and Mailbox Development
Letterbox to the street compartment:
(a) will be located on the street side of the lot
(b) will be located on the street side of the lot
(c) will be located on a hard standing area and have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.1)
26. Private Car Accommodation
Car parking is provided:
(a) at 6.0 metres x 3.0 metres
(b) has an internal clearance of 2.5 metres measured from the finished floor level of the garage, and
(c) the height at the entry of the garage is 2.5 metres measured from the finished floor level of the entry, and
(d) the garage has a power point and an area for motor vehicle power-operated door to be installed at a later date
27. Accessible Entry
Every entry:
(a) has a slope less than 1:49, and
(b) is compliant with clause 4.3.1 and 4.3.2 of AS 1428.1, and
(c) has an entry door handle and other hardware that complies with AS 1428.1
28. External Driveway
All external doors are located at the
29. Internal Driveway
(a) all internal doors have a clearance of at least 200 millimetres
(b) all internal corridors have a width of at least 1,000 millimetres
(c) the width of internal door approaches is at least 1,200 millimetres
30. Living Room and Dining Room
All living room in each self-contained dwelling has:
(a) a clear floor space:
(i) of at least 2,000 millimetres in diameter, and
(ii) based on a clearance of 47 of AS 1428.1, and
(c) a telephone adjacent to a general power outlet
(d) all living and dining rooms have writing to allow a potential illumination level of at least 300 lux
31. Kitchen
All kitchens in each self-contained dwelling has:
(a) a width of at least 2,100 millimetres and a clear space between benches of at least 1,400 millimetres, and
(b) a width of at least 2,100 millimetres and a clear space between benches of at least 1,400 millimetres, and
(c) benches that include at least one work surface:
(i) that is at least 800 millimetres in length, and
(ii) that can be adjusted or replaced as a unit at a variable height within the range of 750 millimetres to 850 millimetres above the finished floor surface, and
(d) a sink:
(i) that is located within 200 millimetres of the front of the sink, and
(ii) that is a counter top or that complies with the range of 750 millimetres to 850 millimetres above the finished floor surface, and
(c) a cooktop:
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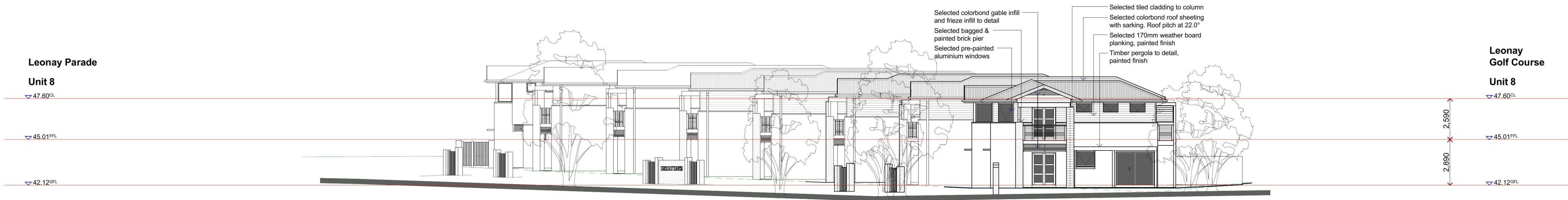
South-East Elevation
Leonay Parade



North-West Elevation
Leonay Golf Course



South-West Elevation
Buring House



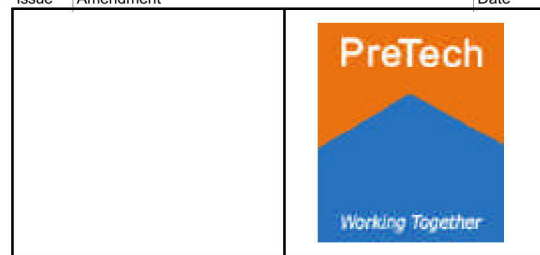
South-East Elevation
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- ### External Colour Schedule
- Colorbond roof sheeting
Colour-Surfmist
 - Colorbond fascia
Colour-Surfmist
 - Colorbond gutter & downpipes
Colour-Jasper
 - Colorbond wall cladding
Colour-Deep Ocean
 - Plank cladding
Colour-Off White (Dulux)
 - External face brickwork
(Austral-Urban Fringe-Truffle)
 - Feature Column-Tiled
Iron stone-metallic colour
 - Bagged brick pier
Colour-Jasper 50% (Colorbond Colour)
 - Aluminium windows and doors
Colour-Surfmist (Colorbond Colour)
 - Aluminium garage doors
Colour-Surfmist (Colorbond Colour)
 - External timber work
Colour-Off White (Dulux)

Retaining Wall Notes:
(a) generally should be no taller than 500mm
(b) should not cut through roots of any tree
(c) should be separated from any associated fence by a planter-bed at least 500mm wide, minimising the apparent overall height of fencing
(d) should provide drainage for any associated planterbed
(e) should be separated from any driveway by a landscaped verge at least 500mm wide, to prevent impact damage from vehicles

A	Development Application	20.12.14
Issue	Amendment	Date



PreTech Pty Ltd - Architects
John Hepworth Nominated Architect Reg. No 5036
Level 1, Suite 2-86 Henry Street
Penrith, NSW 2750
Telephone: (02) 4732 5100 Email: pretecharchitects@gmail.com

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Project
Proposed SEPP 2004 Housing
Leonay Golf Course, Leonay Parade, LEONAY

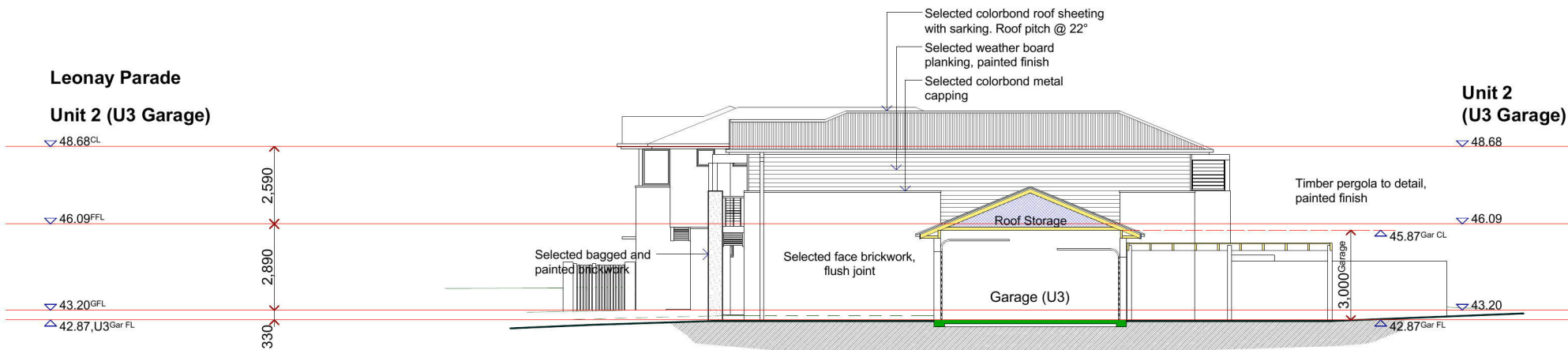
Client : Leonay Links Pty Limited

Job No. 00311	Scale 1:200
Author S.Vlangos	Drawn S.Vlangos
Date Oct 2014	

Drawing
Elevations

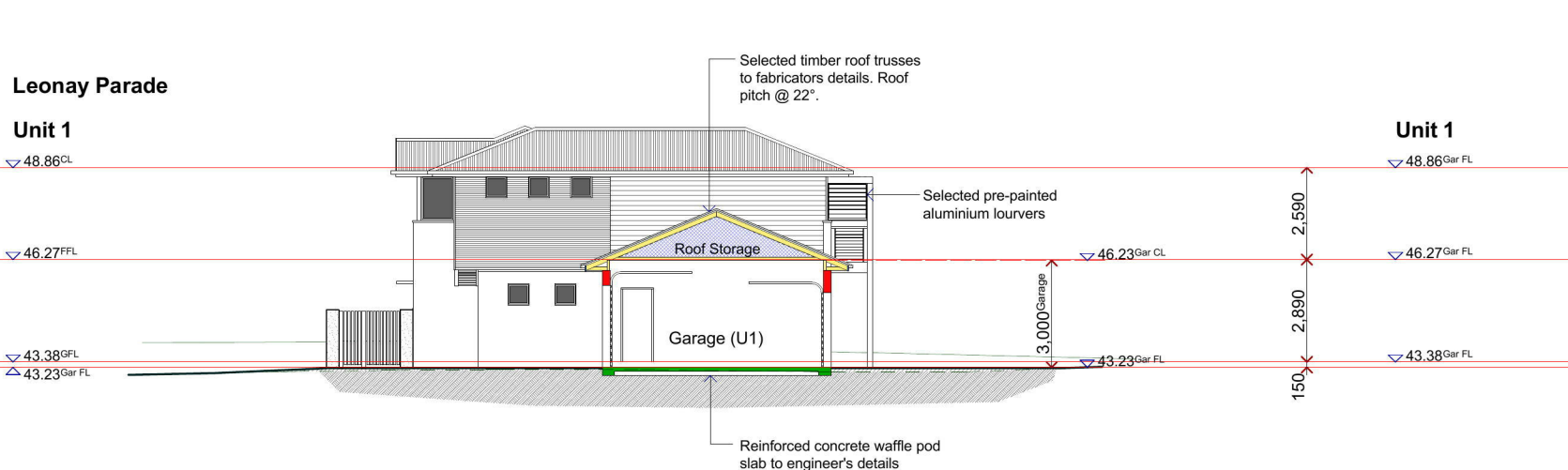
No. in Set 06	Dwg. No. A03	Issue A
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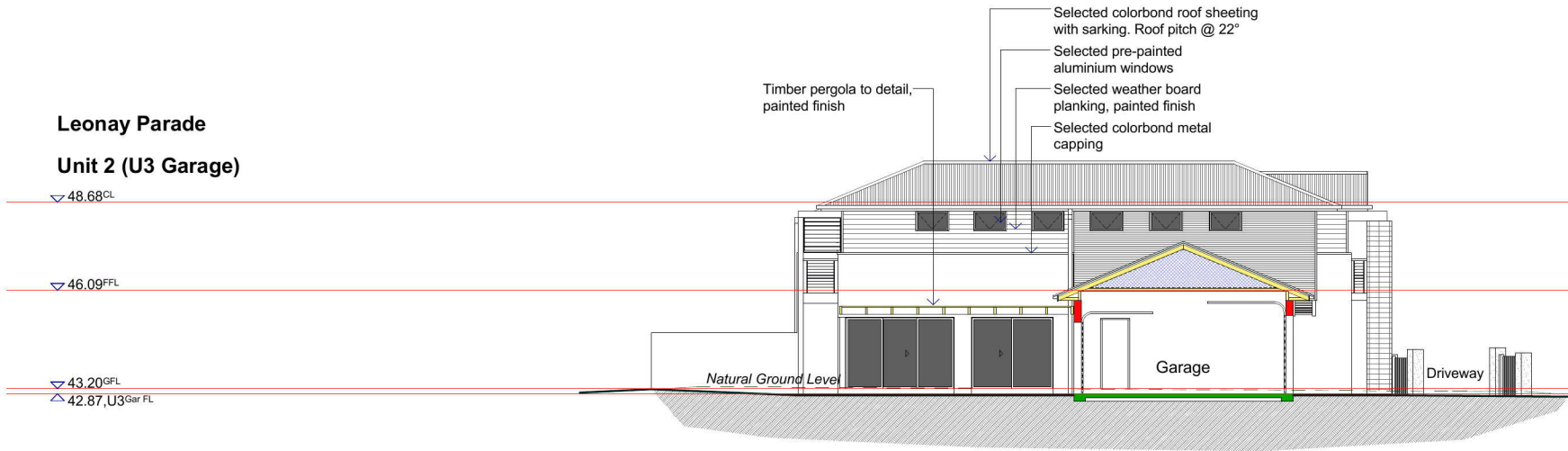
S01
A01

Elevation-Section



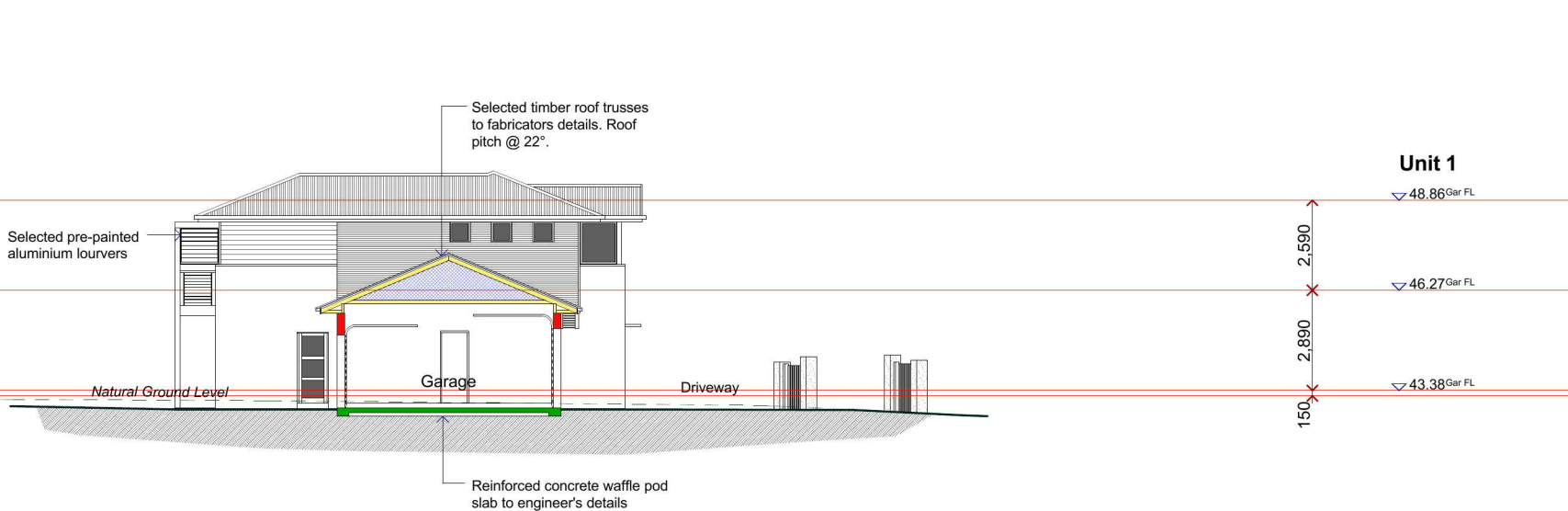
S02
A01

Elevation-Section



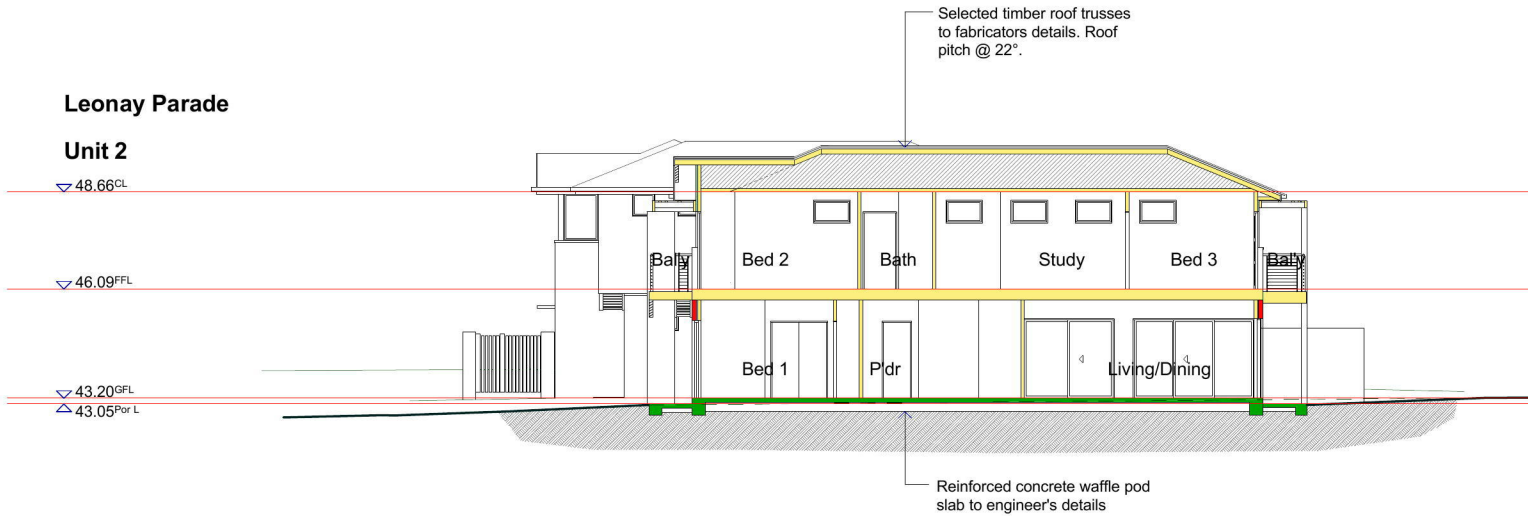
S03
A01

Elevation-Section



S04
A01

Elevation-Section



S05
A01

Section

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A	Development Application	20.12.14
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PreTech Pty Ltd - Architects

John Hepworth Nominated Architect Reg. No 5036
Level 1, Suite 2-86 Henry Street
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Project
Proposed SEPP 2004 Housing
Leonay Golf Course, Leonay Parade, LEONAY

Client: Leonay Links Pty Limited
Job No. 00311 Scale 1:200
Author S.Vlangos Drawn S.Vlangos Date Oct 2014

Drawing
Elevations, Sections & Thermal Specification

No. in Set	Dwg. No.	Issue
06	A04	A



BASIX & NatHERS COMMITMENTS NOTES				
REFER TO APPROVED BASIX REPORT				
WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	5 star
Alternative water source	Individual water tank to collect run off from at least 50 m ² of roof area - Tank size min 2000 litres			
	Landscape connection	Toilet connection	Laundry connection	Pool top up
	Yes	Yes	Yes	-
ENERGY	Hot water system: Gas instantaneous 5 star			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: 1 Phase air-conditioning EER 3.0-3.5 (zoned)			
	Heating system: 1 Phase air-conditioning EER 3.0-3.5 (zoned)			
	Natural lighting: As per BASIX			
	Artificial lighting: As per BASIX			
	Must install a fixed outdoor clothes drying line as part of the development.			
	Must install a fixed indoor or sheltered clothes drying line as part of the development.			

Building Elements	Material	Detail
External walls	Brick veneer Lightweight. Cavity brick – as per plans	R2.0 Bulk insulation Foil sided bubble wrap (Aircell permicav / Polyair Performa 4 or the like) total system R value Rt1.7
Internal walls	Plasterboard on studs	R2.0 bulk insulation between garage and living areas
Common walls between dwellings	Brick	-
Ceiling	Plasterboard	R3.0 bulk insulation to ceilings with roof above Waffle pod
Floors	Concrete Timber	-
Roof	Metal roof, Medium Colour	Foil (sisalation) to underside of roof
Windows	Aluminium framed, single glazed low e or similar Aluminium framed, single glazed clear	U value 4.7 or less and a SHGC of 0.63 +/- 10% to units 1 and 8 only U value 6.57 or less and a SHGC of 0.74 +/- 10% rest of units
Lighting: Dwellings have been rated without downlights. Self closing dampers to exhaust fans Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA		

wt ~ DENOTES WINDOW TOP
wb ~ DENOTES WINDOW BOTTOM

DENOTES SEWERMAIN (approx.position only)

NOTE: SPREAD OF TREES IS APPROXIMATE ONLY

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110
D. P. 1135581
"Leonay Golf Course"

Proposed Lot
2,202

PARADE



LEONAY

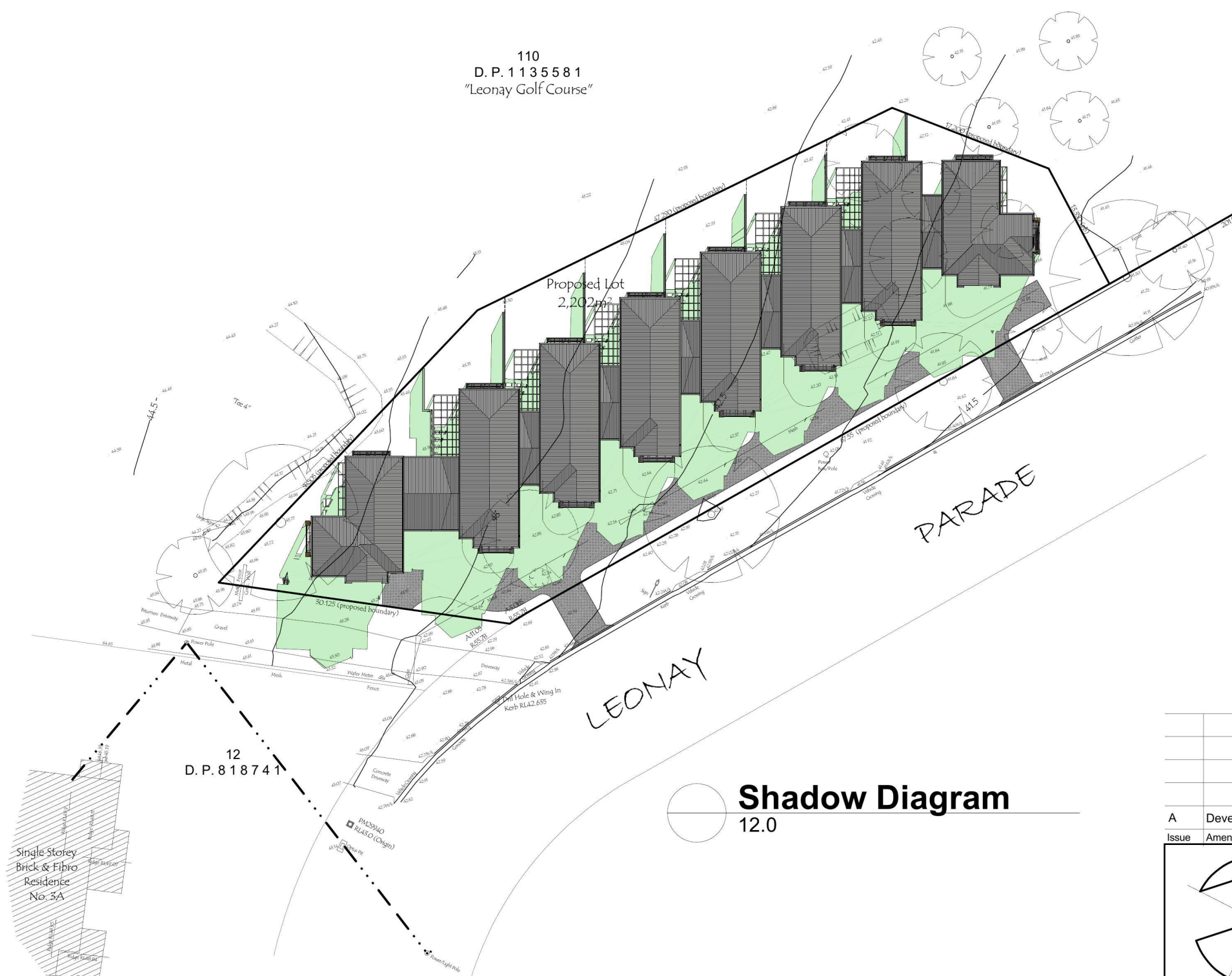
12
D. P. 818741

Single Storey
Brick & Fibro
Residence
No. 5A

Shadow Diagram
9.0am

[illegible]

	9.0am
	12.0
	3.0pm





 **Energy Rating** Certificate Number 1456
Average star rating 4.5

☒ multi-unit development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Thomas Rack VIC/904913/1456
Assessor Signature [Signature] Date 23/12

Issue	Amendment	Date
		

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No. in Set	Dwg. No.	Issue
06	A06	A

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 600239M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 18/09/2014 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Tuesday, 23 December 2014

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning &
Infrastructure

Project summary

Project name	LEONAY PARADE
Street address	Leonay Parade Leonay 2750
Local Government Area	Penrith City Council
Plan type and plan number	deposited 1135581
Lot no.	110
Section no.	-
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	8
No. of single dwelling houses	0

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 41	Target 40

Certificate Prepared by

Name / Company Name: Building & Energy Consultants Australia

ABN (if applicable): 92 122 407 783

Description of project

Project address

Project name	LEONAY PARADE
Street address	Leonay Parade Leonay 2750
Local Government Area	Penrith City Council
Plan type and plan number	deposited 1135581
Lot no.	110
Section no.	-

Project type

No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	8
No. of single dwelling houses	0

Site details

Site area (m ²)	2202
Roof area (m ²)	896
Non-residential floor area (m ²)	0
Residential car spaces	18
Non-residential car spaces	0

Common area landscape

Common area lawn (m ²)	33
Common area garden (m ²)	100
Area of indigenous or low water use species (m ²)	-

Assessor details

Assessor number	BDAV/12/1456
Certificate number	14561313
Climate zone	28

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 41	Target 40

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1	3	111.2	10.8	99	-
5	3	124.2	0.0	55	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
2	3	124.2	0.0	51	-
6	3	124.2	0.0	66.5	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
3	3	124.2	0.0	63	-
7	3	124.2	0.0	44	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
4	3	124.2	0.0	57	-
8	3	111.2	10.8	90	-

Description of project

The tables below describe the dwellings and common areas within the project

Schedule of BASIX commitments

1. Commitments for multi-dwelling houses

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

2. Commitments for single dwelling houses

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✓	✓
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	4 star	5 star	-	-	-	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	individual water tank (no. 1)	Tank size (min) 2000 litres	To collect run-off from at least: 50 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0 square metres of planter box area.	yes	yes	yes	-	-
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
1, 8	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	3	1	yes	no	no	no	2	yes
2, 3, 4, 5, 6, 7	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	3	1	yes	no	no	no	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	-	-	-	-	no	yes

Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	-

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
1	77.7	39.9
2	72.5	46.5
3	72.7	46.8
4	73.4	45.1
5	72.9	46.1
6	74.0	49.1
7	73.9	49.0
All other dwellings	71.7	47.4

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground(m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
1,8	62	-	-	-	No
All other dwellings	65	-	-	-	No

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✓" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).



NatHERS - THERMAL COMFORT SUMMARY

**Project Address:****Lot 110 in DP1135581****Leonay Parade****Leonay NSW 275****Accreditation # : BDAV/12/1456****Certificate # : 14561313****Software: BERS 4.2 V110811/A****Date: 23/12/2014**

	Energy Rating	Certificate Number <u>14561313</u>
		Average star rating <u>4.5</u> stars
<input checked="" type="checkbox"/> multi-unit development		
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number <u>Thomas Ruck VIC/BDAV/12/1456</u>		
Assessor Signature <u><i>T. Ruck</i></u> Date <u>23/12/14</u>		

Unit number(s)	Floor area		Predict. Loads (Mj/m ² /y)		Star Rating
	Con.	Uncon.	Heat	Cool (sens&lat)	
1	112.2	10.8	77.7	39.9	4.5
2	124.2	0.0	72.5	46.5	4.5
3	124.2	0.0	72.7	46.8	4.5
4	124.2	0.0	73.4	45.1	4.5
5	124.2	0.0	72.9	46.1	4.5
6	124.2	0.0	74.0	49.1	4.5
7	124.2	0.0	73.9	49.0	4.5
8	112.2	10.8	71.7	47.4	4.5
Average star rating					4.5



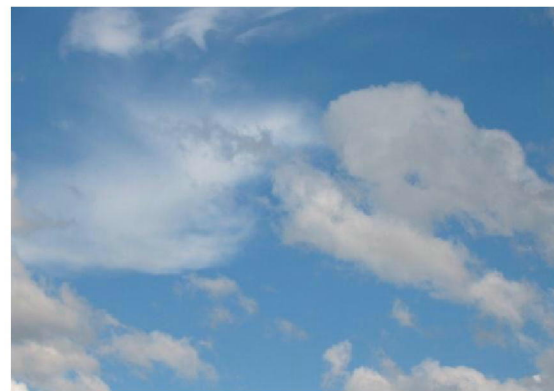
NatHERS - THERMAL COMFORT SUMMARY



Certificate # 14561313		Date: 23/12/2014
Building Elements	Material	Detail
External walls	Brick veneer Lightweight	R2.0 bulk insulation
	Cavity brick	Foil sided bubble wrap (Aircell permicav / Polyair Performa 4 or the like) total system R value Rt1.7
Internal walls	Plasterboard on studs	R2.0 bulk insulation
Common walls between dwellings	Brick	-
Ceiling	Plasterboard	R3.0 Bulk insulation to ceilings with roof above
Roof	Metal, colour medium	Foil (sisalation to underside of roof)
Floors	Concrete	Waffle pod
	Timber	
Windows	Aluminium framed, single glazed low e or similar	U value 4.7 or less and a SHGC of 0.63 +/- 10% to units 1 and 8 only
	Aluminium framed, single glazed clear	U value 6.57 or less and a SHGC of 0.74 +/- 10% rest of units
Lighting: Dwellings have been rated without downlights		
Self closing dampers to exhaust fans		
Note: Insulation specified must be installed in accordance with Part 3.12.1.1 of the BCA		

	Energy Rating	Certificate Number 14561313
Average star rating 4.5 stars		
<input checked="" type="checkbox"/> multi-unit development		
Recessed downlights confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number Thomas Ruck VIC/BDAN/12/1456		
Assessor Signature Date 23/12/14		

B.E.C.A (Building & Energy Consultants Australia Pty, Ltd). Unit 35/55-59 Norman St, Peakhurst NSW 2210
Tel: 9533 2388 info@beca.net.au Fax: 9533 2588



cityscapeplanning+projects

PLANNING SUBMISSION

LEONAY GOLF CLUB - SENIORS HOUSING DEVELOPMENT

SUBMISSION TO DEPARTMENT OF PLANNING & INFRASTRUCTURE

SEPTEMBER 2012

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DOCUMENT CONTROL

Version	Date	Prepared By:	Authorised
Draft 1	17 September 2012	Vince Hardy	



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DISCLAIMER

This report is provided to accompany a Site Compatibility Certificate Application related to the subject site and is to be used for that purpose solely and for the client exclusively. No liability is extended for any other use or to any other party. Whilst the report is derived in part from our knowledge and expertise, it is based on the conditions prevailing at the time of the Report and upon the information provided by the client.

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1.0 INTRODUCTION

- Preamble
- Additional information

1.1 PREAMBLE

Cityscape Planning + Projects has been engaged by Tower Projects to prepare and submit a site compatibility certificate application pursuant to SEPP (Housing for Seniors or People with a Disability) 2004 for consideration by the Department of Planning and Infrastructure.

The report describes the site and concept proposal as well as providing a contextual and strategic justification for the development.

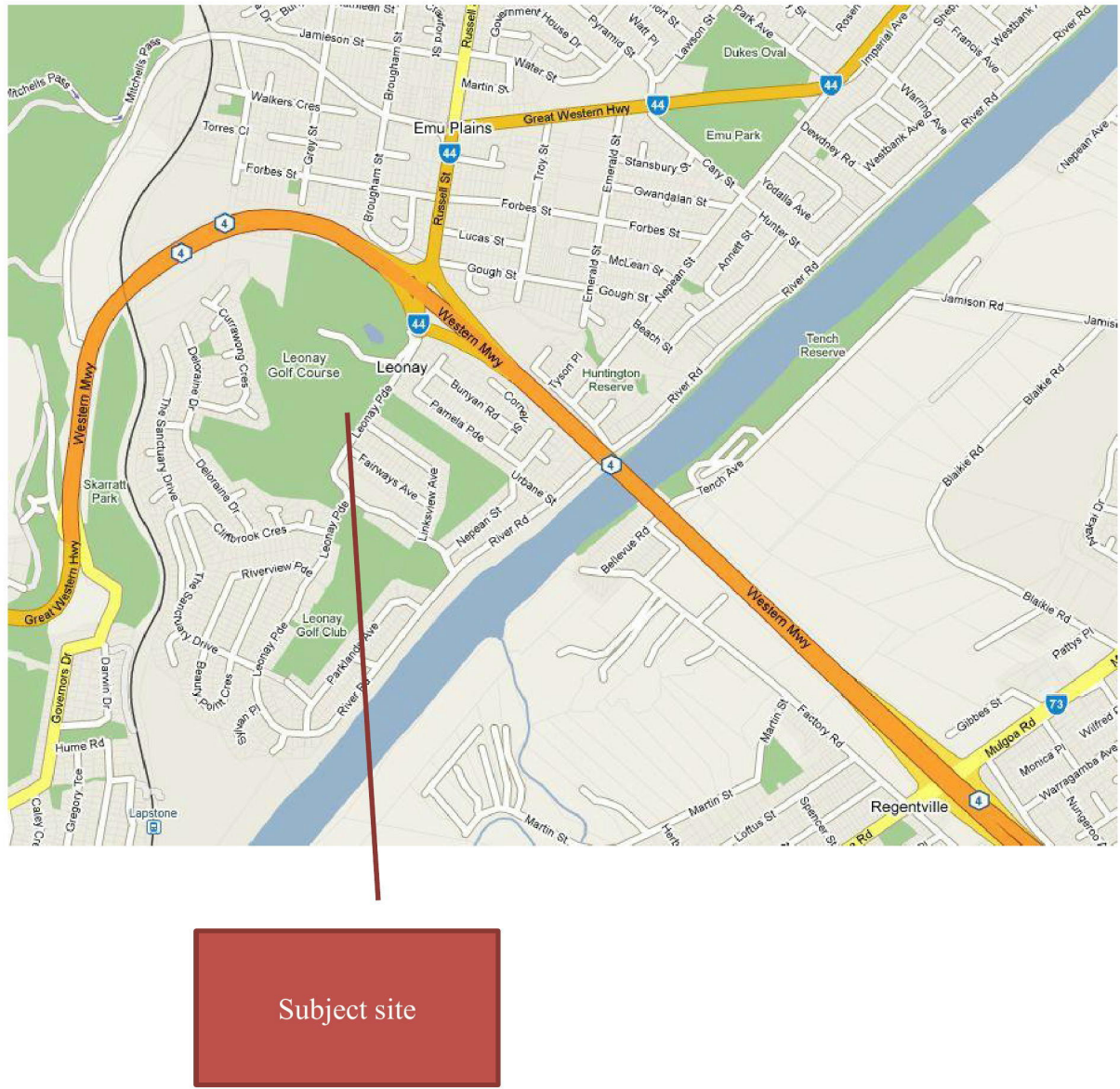
1.2 ADDITIONAL INFORMATION

The report is accompanied by an application form and relevant fee.

2.0 THE SITE

- Description of subject land
- Vegetation
- Bushfire Hazard
- Topography + Drainage
- Adjacent land use + development
- Heritage + Scenic Landscape values
- Access + Transport
- Urban services and infrastructure

Figure 1: Location of Site



2.1 DESCRIPTION OF SUBJECT LAND

The site forms part of the Leonay Golf Club and its associated Golf Course, which is a large 18 hole recreation facility located in Leonay, south west of the intersection of the M4 Motorway and Leonay Parade

Figure 1 provides an image of the sites location.

The land subject to the proposed seniors housing project is an irregular shaped parcel of land with an area of approximately 2000m² located adjacent to Leonay Parade and the 4th fairway of the golf course.

The subject land forms part of a parcel with the following broader site is comprised of numerous lots which have the following real property description:

Lot: 110 DP: 1135581

Figure 2 provides an aerial photo of the subject land and identifies the sites broader extent.

Figure 2: Approximate extent of subject land



Figure 3: DECC Map

Subject site

Figure 4: Bushfire Hazard Map

Subject site

2.2 TOPOGRAPHY + DRAINAGE

The site forms part a gently undulating landscape that provides limited topographic relief. The site is actually very flat and will drain to Leonay Parade.

The site is also located well above the 1% AEP flood level.

2.3 VEGETATION

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

This vegetation is a mix of both remnant bushland species and introduced exotic species. An examination of DECC mapping reveals that the site has been identified as accommodating limited stands of Cumberland Plain Woodlands Community. An extract of this Map is provided at Figure 4.

2.4 BUSHFIRE HAZARD

The lack of vegetation on site and in the broader area provides limited opportunity for bushfire threat. This is confirmed by examination of Council bushfire hazard map which shows that the subject site is not categorised with any bushfire hazard.

Figure 5: Adjacent Land use



2.5 ADJACENT LAND USE + DEVELOPMENT

Adjacent development is represented as suburban type residential development across Leonay Parade and the golf course itself.

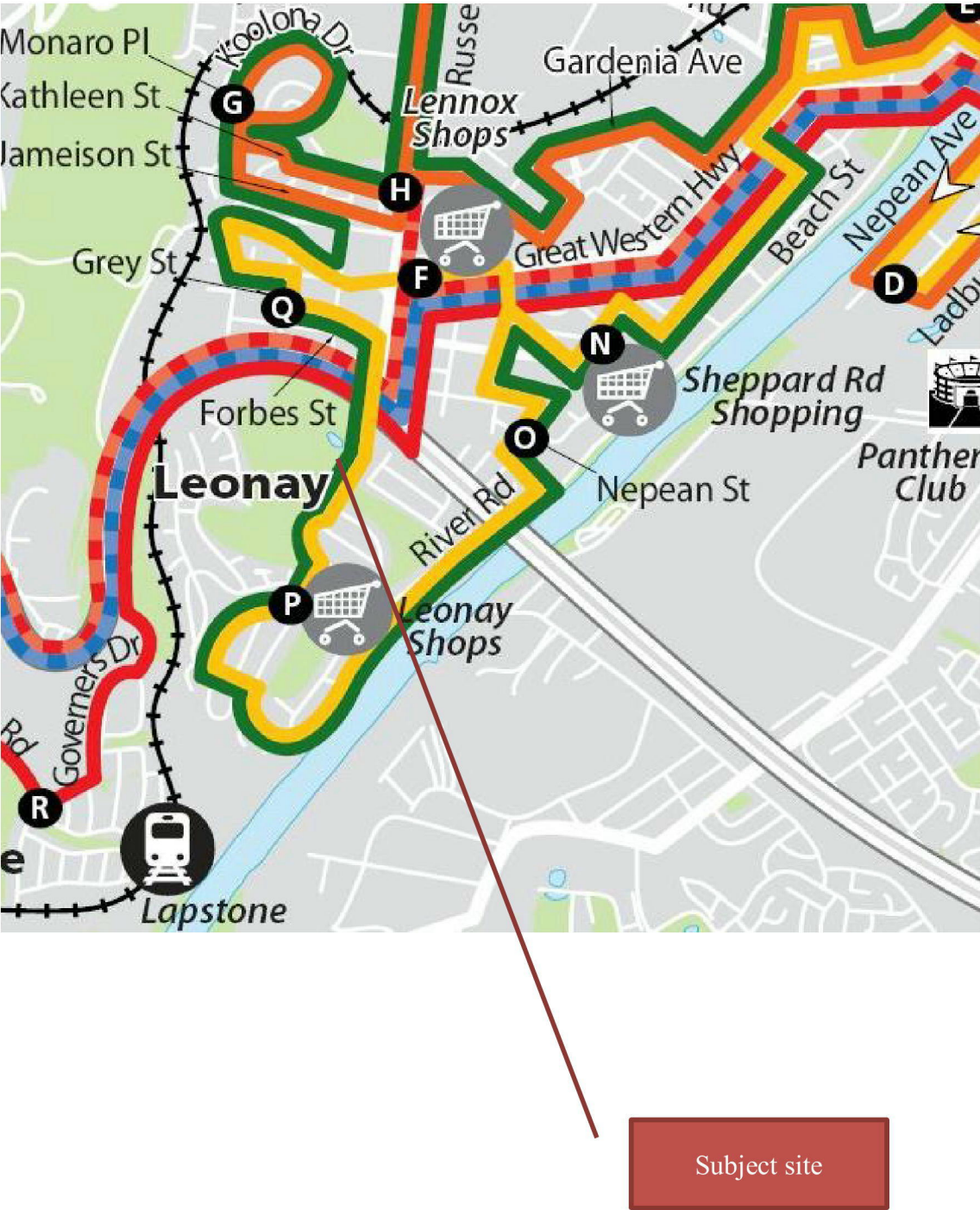
The extent of these land use activities is represented in the aerial photo provided at Figure 2-5.

2.6 HERITAGE + SCENIC LANDSCAPE

The subject site is not identified as having any heritage value pursuant to Council's Heritage LEP's.

However the lands to the west of the site are identified as having scenic landscape values as part of the recently exhibited Draft LEP 2008. It is expected that these values will be extended to the subject site itself as part of the future Draft LEP 2010.

Figure 6: Local Bus Network Route Maps



2.7 ACCESS + TRANSPORT

Blue Mountains Bus currently operates two regular services, being the 688 and 689 between 6.15AM and 9-15 PM, These services operate with a 30-60 minute frequency, Monday – Friday, with additional services operating on weekend periods. The services pass directly by the site frontage and a bus stop is provided at River Rd less than 100m to the south of the site. An extract of the relevant route map is provided at Figure 6.

The local bus service is scheduled to provide direct connections with CityRail services and the bus services provides access to both Penrith Emu Plain and Penrith rail Stations.

The bus routes also provide access to and from Penrith CBD, Emu Plains Shopping Strip, Lennox Shopping Centre and the Leonay neighbourhood shops. The Leonay shops are themselves only 200m from the subject lands.

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

- Shops
- Commercial services
- Community facilities
- General and specialist medical practitioner

A Bus stop is provided on Leonay Parade approximately 100m from the subject site.

2.8 URBAN SERVICES + INFRASTRUCTURE

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

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

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

3.0 STATUTORY PLANING CONTEXT

- Existing Site Zoning
- Zoning of adjacent urban land
- Seniors Living SEPP

TABLE 1: Land Use Table for relevant Zones

Zone No 6 (c) Private Recreation	
(a) Objectives of the zone	
To provide and maintain land for a variety of recreational and community pursuits.	
(b) (i) Without development consent	
<ul style="list-style-type: none">bushfire hazard reductionworks for the purpose of gardening and landscaping	
(b) (ii) Only with development consent	
<ul style="list-style-type: none">buildings for the purpose of gardening and landscapingchild care centresclubscommunity facilitiesdrainsflood mitigation worksmotelsrecreation areasrecreation facilitiesrestaurantsroads	<ul style="list-style-type: none">uses or buildings specifically permitted by an adopted plan of management for the land prepared pursuant to the <u>Local Government Act 1993</u> and which are under the care, control and management of the councilutility installationsutility undertakings
(b) (iii) Prohibited	
Any land use other than those included in items (b) (i) and (b) (ii).	

Zone No 2 (b) Residential (Low Density)	
(a) Objectives of the zone	
<ul style="list-style-type: none">(i) to reinforce the importance of natural landscape settings and areas with heritage conservation values, and(ii) to promote the established urban and landscape character of traditional residential subdivisions by limiting the range of permissible uses, and(iii) to allow a limited range of compatible non-residential uses.	
(b) (i) Without development consent	
<ul style="list-style-type: none">bed and breakfast establishmentsbushfire hazard reduction	<ul style="list-style-type: none">family day-care homeshome activities
(b) (ii) Only with development consent	
<ul style="list-style-type: none">buildings or other structures ordinarily associated with dwelling houseschanges of building use (as defined in the Act)child care centrescommunity facilitiesdemolition of buildings or other structuresdrainsdual occupanciesdwelling houseseducational establishmentsgeneral storeshealth care consulting rooms	<ul style="list-style-type: none">home businesseshospitalsinternal structural work in bed and breakfast establishmentsplaces of worshiprecreation areasroadsutility installationsutility undertakings
(b) (iii) Prohibited	
Any land use other than those included in items (b) (i) and (b) (ii).	

3.1 EXISTING ZONING

The subject land is currently zoned **6(c) Private Recreation** pursuant to Penrith Urban Lands Local Environmental Plan 1998. This zone provides a limited suite of permissible land uses, however importantly does allow for more intensive forms of urban development inclusive of child care centres, restaurants, clubs and motels. Importantly, there is currently no building envelope or FSR controls for such development as part of this zone.

3.2 ZONING OF ADJACENT URBAN LAND

Adjacent urban lands are zoned **2(b) – Residential (Low Density)**. This zone also provides a suite of permissible land uses, including residential development inclusive of dwelling houses and dual occupancies. It also allows for more intensive forms of development inclusive of educational establishments, places of worship and hospitals.

An extract of the relevant land use tables to these zones is provided at Table 1.

3.3 SENIORS LIVING SEPP 2004

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

Section 2 of this report demonstrates that the site adjoins land zone for urban purposes therefore pursuant to Clause 4(5)(b) of the SEPP, the subject site can be treated as land zoned primarily for urban purposes. The significance of this is that the SEPP operates in a manner that allows the site to be developed for self-contained seniors housing.

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

An assessment against this schedule is provided at Table 2 and demonstrates that the schedule 1 lands are not relevant in this instance.

The SEPP also provides other criteria inclusive of requirements for access to transport, retail and community services.

The site analysis undertaken at Section 2 of this report reveals that the subject lands satisfy all identified criteria.

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

TABLE 2: SENIORS LIVING SEPP - SCHEDULE 1 ASSESSMENT

Environmentally Sensitive lands**Relevant Comment****(a) Coastal protection****X**

Not relevant (see section 2)

(b) Conservation (but not land identified as a heritage conservation area in another environmental planning instrument)**X**

Relevant zone does not reference 'conservation'

(c) critical habitat,**X**

Not relevant (see section 2)

(d) environment protection,**X**

Relevant zone does not reference 'environmental protection'

(e) open space**X**

Relevant zone does not reference 'open space'

(f) escarpment**X**

Not relevant (see section 2)

(g) floodway**X**

Not relevant (see section 2)

(h) high flooding hazard,**X**

Not relevant (see section 2)

(i) natural hazard,**X**

Land is not identified as 'natural hazard' in an other environmental planning instrument

(j) (Repealed)**X**

NA

Environmentally Sensitive lands

Relevant Comment

(k) scenic (but not land that is so identified if:

(i) The land is within a residential zone in which development two storeys or more in height is permitted, or

(ii) an adjacent residential zone, also identified as scenic, permits development of two storeys or more in height),

(l) water catchment,

(m) natural wetland.

Land shown cross-hatched on the bush fire evacuation risk map.

X

NA

X

Not relevant (see Section 2)

X

Not relevant (see section 2)

X

Not relevant (see section 2)

X

Not relevant (see section 2)

4.0 STRATEGIC PLANNING CONTEXT

- Metropolitan Strategy
- North West Subregional Strategy
- Ageing population + limited housing choice
- Penrith Urban Strategy
- Penrith Integrated Transport Land Use Strategy
- Penrith Draft LEP – Stage 2

4.1 METROPOLITAN STRATEGY

In late 2005, the NSW State Government released its metropolitan strategy called *City of Cities: A Plan for Sydney's Future*. The strategy is a detailed planning framework that seeks to deliver strong and sustainable growth for Sydney over the next 25 years.

One of the key elements of the strategy was to identify key regional cities within the metropolitan area to be the focus of that growth over the next 25 years.

Penrith was identified as one of only the five regional cities identified under that element of the strategy. The others, being Liverpool, Parramatta, Sydney and North Sydney CBD.

The Metropolitan Strategy also provides targets for dwelling growth across the metropolitan region. In this regard the strategy locates Penrith in a sub-region with Blacktown, Baulkham Hills, Blue Mountains and Hawkesbury Councils.

It then identifies a target of 77,000 new dwellings to be provided within the fabric of existing urban areas with additional targets for green field dwellings. With limited potential for delivery of new housing in the existing areas of Hawkesbury and Blue Mountains there is clearly an expectation for significant new housing opportunities within the Penrith urban area.

Key actions to emerge from the Metropolitan Strategy that are relevant to the subject lands are provided opposite.

C1 ENSURE ADEQUATE SUPPLY OF LAND AND SITES FOR RESIDENTIAL DEVELOPMENT

c1.3 plan for increased housing capacity targets in existing areas

C2 PLAN FOR A HOUSING MIX NEAR JOBS, TRANSPORT AND SERVICES

c2.1 focus residential development around centres, town centres, villages and neighbourhood centres.

c2.2 provide self-care housing for seniors and people with a disability

c2.3 provide a mix of housing

C3 RENEW LOCAL CENTRES

c3.1 Renew local centres to improve economic viability and amenity

C4 IMPROVE HOUSING AFFORDABILITY

c4.1 Improve the affordability of housing

C5 IMPROVE THE QUALITY OF NEW DEVELOPMENT AND URBAN RENEWAL

c5.1 Improve the design of new development and urban renewal.

Figure 7 North West Sub-region



4.2 NORTH WEST SUB-REGIONAL PLANNING

Subregional planning is an intermediate step in translating the Metropolitan Strategy. The draft Subregional Strategies act as a broad framework for the long term development of the area, guiding government investment and linking local and state planning issues. They also provide the detail required to guide the preparation of Principal Local Environment Plans (LEP's), which is the key legislation that links local councils and State Government in land use planning for each local government area (LGA).

Penrith LGA is included as part of the North Western Sydney subregion. Key actions arising out of the strategy, together with commentary provided in the strategy that is relevant to the subject lands is provided below:

TABLE 9 LOCAL GOVERNMENT AREA 2031 HOUSING TARGETS

LOCAL GOVERNMENT AREA	ADDITIONAL DWELLINGS TO 2031
BAULKHAM HILLS	21,500
BLACKTOWN	21,500
BLUE MOUNTAINS	7,000
HAWKESBURY	5,000
PENRITH	25,000
NORTH WEST GROWTH CENTRE	60,000
TOTAL	140,000

C1.3.1 North West councils to plan for sufficient zoned land to accommodate their local government area housing target in their Principal LEPs.

In preparing Principal LEPs, North West councils will need to demonstrate that they have sufficient zoned capacity to meet the majority of their dwelling target and show regard to achieving the longer term 2031 housing needs of the subregion.

The Penrith LGA is required to deliver an additional 25,000 dwellings.

c2.1.3 North West councils to ensure location of new dwellings improves the sub-region's performance against the target for State Plan Priority E5.

The State Plan sets a target to increase the proportion of people living within 30 minutes by public transport of a Strategic Centre, as part of Priority E5 'Jobs Closer to Home'. The North West Subregion currently performs well below the Sydney average on this target with 59 per cent of the North West's population living within 30 minutes by public transport of a Strategic Centre compared to 80 per cent for the Sydney Region overall.

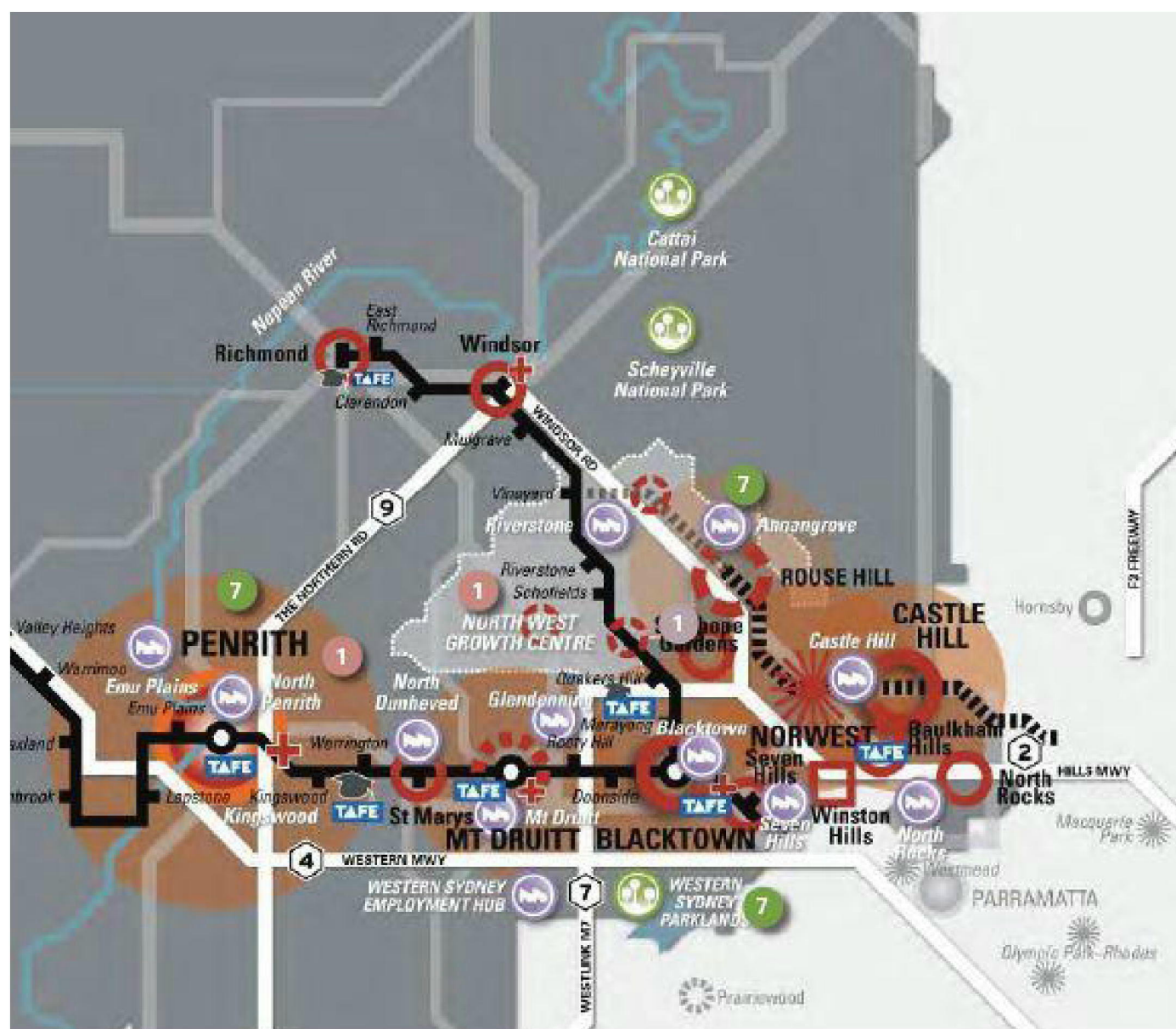
To improve performance on this State Plan target, North West councils should ensure that at least 80 per cent of new dwellings are located within 30 minutes by public transport of a Strategic Centre.

c2.2.1 Department of Planning to consider provisions for housing for seniors and people with a disability in the Standard Instrument which will then be reflected in each Principal LEP as made.

An ageing population requires a change in housing and service demands and must be included in local planning. Across the North West Subregion there is expected to be significant growth in the proportion of residents 65 years and older by 2031.

Housing for seniors and people with a disability should be provided for in areas which are accessible to key public transport nodes and local services.

Figure 8: Sub-region Structure Plan



c2.3.2 North West councils to provide an appropriate range of residential zonings to cater for changing housing needs.

Councils will be encouraged to use a mix of residential zones established in the Standard LEP to ensure the provision of an appropriate mix of housing forms within their Principal LEPs to meet changing housing needs within the North West Subregion.

c3.1.1 North West councils to identify opportunities to renew local centres and facilitate renewal through planning for increased housing densities and improved public amenity.

The North West Subregion typically has very low density urban development compared to many other areas of the Sydney Region with the vast majority of housing being single detached dwellings. This type of development, coupled with poor permeability of local street networks in many areas can reduce the viability of smaller local centres and promotes dependency on private vehicles.

Renewing existing local centres through development of higher density forms of housing within a walkable catchment of retail and other services and facilities will improve their economic viability and will also increase viability of public transport. To increase amenity such renewal should be coupled with high quality streetscapes, public spaces and good pedestrian accessibility.

4.3 AGEING POPULATION + LIMITED HOUSING CHOICE

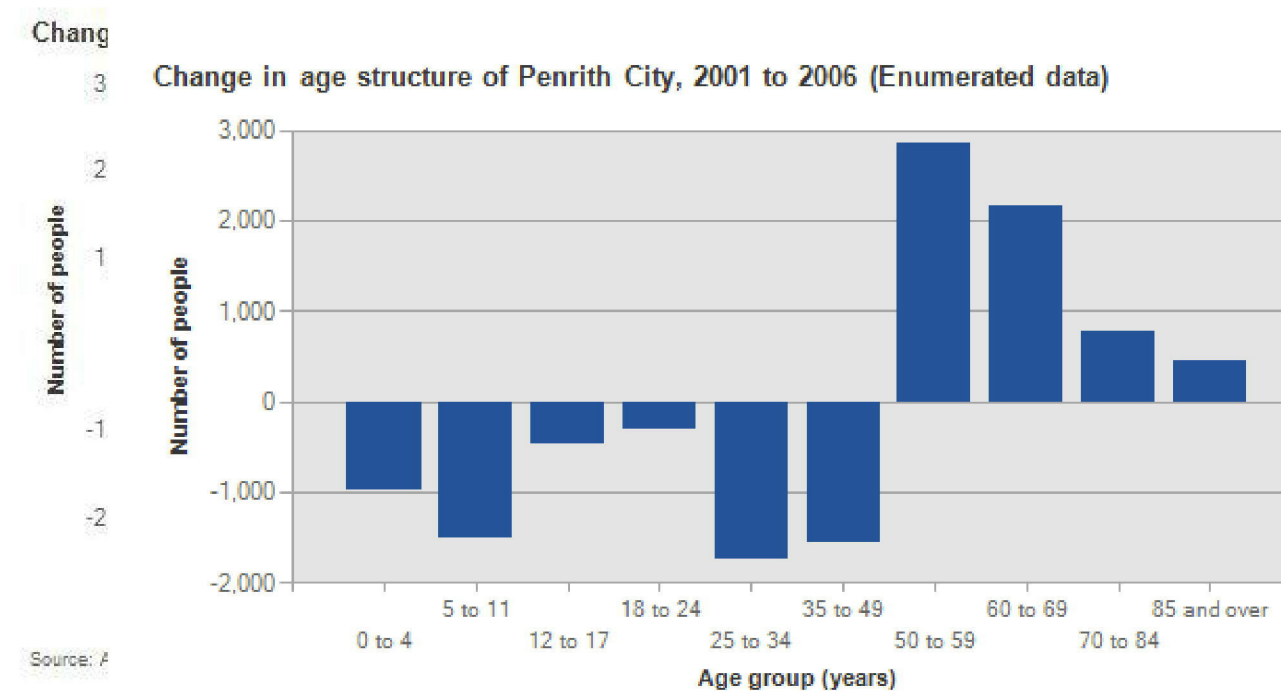
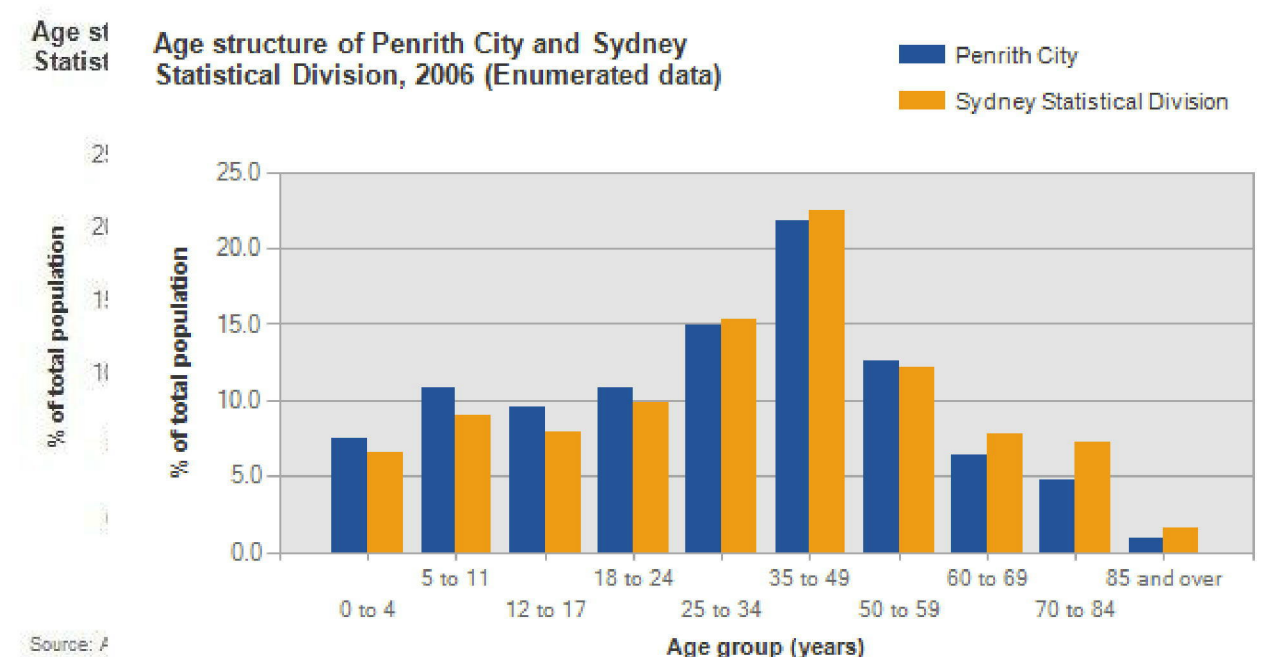
The *Penrith Urban Growth Management Strategy 2005* identifies demographic characteristics of the Penrith population which will influence the range of housing forms required to accommodate future growth and demographic change in the Penrith area.

The key and relevant items which emerge from the study are:

- Whilst Penrith has a population that is generally much younger than other parts of Sydney, between 1991-2001, the 45-54 age group recorded the highest largest increase by almost 10,000 people.
- As that cohort ages, over the next 20 years the older population of the area will increase significantly.
- Penrith's population is in fact ageing faster than Sydney as a whole which is a logical conclusion from the rapid growth that occurred from suburban development of the LGA in the 1970's.
- Lone person households (**inclusive of significant proportions of older people**) has the largest absolute increase (3,378) of all household types in Penrith between 1991-2001.
- The current trend towards lone person households is set to continue between 2001-2019 as there is expected to be a 67% increase in lone person households in that time.
- 85% of all existing housing stock is separate (non-detached) houses, which is much larger than the overall Sydney proportion (ie 63%).
- Occupiers of existing attached or multi housing (MUH) in the LGA are generally, younger (25-34 yrs) and **older** (65+ years).
- There is a need for more diverse housing opportunities to be provided to match the increasingly diverse demographic make up of the community.
- The market is currently not delivering that diverse product needed as they are focussing on large family homes 3-4+ bedrooms.
- There is potentially a need for 15,000 (or 60%) of all future dwelling demand to 2019 to be smaller attached product to house the high numbers of single or 2 person households that the local community is generating.
- The current planning practice of concentrating all denser forms of housing around the stations in the Penrith LGA is not working as it creates social polarisation.

Given the above demographic and housing considerations the strategy recommends that there is a need for denser and diverse housing forms to be provided in new urban release areas including fringe locations.

Table 3: LGA Population Age Profile



4.4 PENRITH URBAN STRATEGY

Penrith Council has started preparing an Urban Study and Urban Strategy which covers the residential areas (existing and proposed) and the neighbourhood centres in the City. The purpose of the Study and Strategy is to provide a strategic framework to manage future growth in the City's urban areas and to meet the housing needs of a changing and diverse community until 2031.

It will explore opportunities to provide greater housing choice, including more sustainable housing forms, affordable housing, accessible and adaptable housing, and will examine ways to make sure that the State Government will assist in providing the necessary infrastructure to support any areas identified for growth.

The Study and Strategy will respond to the policy directions of the Metropolitan Strategy and the North West Sydney Sub-regional Strategy.

The Urban Strategy will inform the comprehensive Citywide Local Environmental Plan (LEP) and accompanying Development Control Plan (DCP) being prepared for the City.

4.5 PENRITH INTEGRATED LAND USE AND TRANSPORT

The Penrith Integrated Transport and Land Use Strategy (PITLUS) was prepared between 2007-2008. It is a joint initiative of Penrith City Council and the NSW Department of Planning.

The broad reaching goals of the Strategy are provided opposite:

- **Increase public transport use per capita:**
 - Increase opportunity for people to travel by public transport to major destinations;
 - Increase public transport use by upgrading the viability of public transport as a convenient and safe alternate to the private car;
- **Decrease motorised private vehicle use per capita:**
 - Decrease the use of motorised private vehicles by providing more non-car based opportunities for travel;
 - Reduce Car Dependency;
 - Reduce Car Use;
- **Decrease the number and length of trips per capita including those on public transport:**
 - Reduce the need to travel;
 - Reduce the number and length of trips including those on public transport;
- **Improve access to jobs and other economic activities:**
 - Improve the freight network; and
 - Improve Road Network Efficiency.

4.6 PENRITH DRAFT LEP – STAGE 2

The State Government has introduced a requirement that requires every Council to have a single LEP that covers all land in the area in place by March 2011. Given the size of Penrith and the different areas within the city, Council decided to prepare the new plan in two stages.

The first stage of the LEP review has been completed and the second stage, which will encompass the subject site, is expected to be exhibited in 2013.

5.0 SUITABILITY OF SITE

SUITABILITY OF SITE FOR DEVELOPMENT OF SENIORS HOUSING

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

The strategic planning framework clearly calls for the provision of new and diverse housing opportunities in existing urban areas that enjoy good accessibility to public transport, community and local retail facilities. The analysis undertaken at Section 2 of this report reveals that the subject site possesses those qualities. It also reveals that urban conversion of the subject land could be readily absorbed into the existing urban environment as it would represent a simple and small extension of the existing urban footprint. This is perhaps best represented by the image provided at Figure 9 which shows how the subject site is enveloped by urban development on all sides three sides and enjoys access to key urban transport infrastructure and facilities inclusive of the Penrith CBD.

Council own urban growth manages strategies also clearly identify a need for significant new and diverse housing opportunities to cater for increasing demands of an increasingly ageing community. These strategies also identify the need to provide this housing in fringe locations across the LGA, as opposed to the more problematic outcome of concentrating all denser housing in town centre locations. The proposed development clearly achieves this identified strategic outcome.

Future development of the subject land will undoubtedly add further pressures to the local environment. However, such commentary is equally attributable to future urbanisation of any areas within the Sydney region. Therefore in the context of directions and actions identified in the Metropolitan and North West Sub-regional Strategies, this alone should not be a reason for not allowing the site to realise its future urban potential.

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

Figure 9: Urban Context of Site



Subject site

6.0 CONCEPT PLANS

- Concept Plan
- Course Redesign
- Seniors Housing
- Access to site

6.1 CONCEPT PLAN

A simple concept plan has been prepared to engage with club members and Council and is described broadly in the following sections. This concept plan is represented at figure 10. Future detailed design will occur as part of site master planning.

6.2 COURSE REDESIGN

The redevelopment of the subject land will not require any redesign of course layout.

6.3 SENIORS HOUSING

The concept proposal seeks to provide for the development of 7 x 2-3 bedroom dwelling houses (2 storeys). Each dwelling will provide accessible bedroom bathroom and kitchens areas at ground the floor. The dwellings are all proposed to be self-contained housing units.

6.4 ACCESS TO SITE

The club currently has a large social club membership and currently welcomes visitors to both the golf course and the club. There is no intention as part of the proposed development of the site for the development to operate as a 'gated community'.

Figure 10: Concept Plan



LEONAY GOLF CLUB
3B LEONAY PARADE, LEONAY, NSW 2750

towerprojects

Preliminary Masterplan subject to site/boundary/contour survey,
SEPP Seniors Living Planning advice and consent authority approval

MASTERPLAN OPTION 6

SK06
2012.03.05



7.0 PLANNING CHECKLIST

- Metropolitan Strategy
- North West Sub-region Strategy
- Penrith Integrated Land Use & Transport Strategy
- S117 Directions

7.1 METROPOLITAN STRATEGY STRATEGIES + ACTIONS

RELEVANT CONSISTENT COMMENT

STRATEGY 1: EMPLOYMENT & ECONOMY

- A1 PROVIDE SUITABLE COMMERCIAL SITES AND EMPLOYMENT LANDS IN STRATEGIC AREAS
- A2 INCREASE INNOVATION AND SKILLS DEVELOPMENT
- A3 IMPROVE OPPORTUNITIES AND ACCESS TO JOBS FOR DISADVANTAGED COMMUNITIES

X

X

X

STRATEGY 2: CENTRES & CORRIDORS

- B1 PROVIDE PLACES AND LOCATIONS FOR ALL TYPES OF ECONOMIC ACTIVITY AND EMPLOYMENT ACROSS THE SYDNEY REGION
- B2 INCREASE DENSITIES IN CENTRES WHILST IMPROVING LIVEABILITY
- B3 CLUSTER BUSINESS AND KNOWLEDGE- BASED ACTIVITIES IN STRATEGIC CENTRES
- B4 CONCENTRATE ACTIVITIES NEAR PUBLIC TRANSPORT
- B5 PROTECT AND STRENGTHEN THE PRIMARY ROLE OF ECONOMIC CORRIDORS
- B6 FOCUS DEVELOPMENT IN RENEWAL CORRIDORS TO MAXIMISE INFRASTRUCTURE USE WHERE DEMAND AND OPPORTUNITIES EXIST
- B7 RECOGNISE THE ROLE OF ENTERPRISE CORRIDORS AS LOCATIONS FOR LOCAL EMPLOYMENT

X

X

X

✓

✓

X

X

X

	RELEVANT	CONSISTENT	COMMENT
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STRATEGY 3: HOUSING

- C1 ENSURE ADEQUATE SUPPLY OF LAND AND SITES FOR RESIDENTIAL DEVELOPMENT
- C2 PLAN FOR A HOUSING MIX NEAR JOBS, TRANSPORT AND SERVICES
- C3 RENEW LOCAL CENTRES
- C4 IMPROVE HOUSING AFFORDABILITY
- C5 IMPROVE THE QUALITY OF NEW DEVELOPMENT AND URBAN RENEWAL

✓	✓	
✓	✓	
✓	✓	
✓	✓	
✓	✓	

STRATEGY 4: TRANSPORT

- D1 IMPROVE TRANSPORT BETWEEN SYDNEY'S CENTRES
- D2 IMPROVE THE EXISTING TRANSPORT SYSTEM
- D3 INFLUENCE TRAVEL CHOICES TO ENCOURAGE MORE SUSTAINABLE TRAVEL
- D4 IMPROVE TRANSPORT DECISION MAKING: PLANNING, EVALUATION AND FUNDING
- D5 ENSURE SUFFICIENT TRANSPORT CAPACITY IS AVAILABLE TO SERVE SYDNEY
- D6 IMPROVE EFFICIENCY OF ALL TYPES OF FREIGHT MOVEMENTS IN SYDNEY

X		
X		
✓	✓	
✓	✓	
✓	✓	
X		

	RELEVANT	CONSISTENT	COMMENT
--	----------	------------	---------

- | | | | |
|---|---|--|--|
| • D7 CONNECT THE REGIONS AND ECONOMIC GATEWAYS WITHIN THE GREATER METROPOLITAN REGION | X | | |
|---|---|--|--|

- | | | | |
|--|---|--|--|
| • D8 MINIMISE THE ADVERSE IMPACTS FROM FREIGHT MOVEMENTS | X | | |
|--|---|--|--|

STRATEGY 5: ENVIRONMENT & RESOURCES

- | | | | |
|---|---|---|--|
| • E1 ESTABLISH TARGETS FOR SUSTAINABLE GROWTH | ✓ | ✓ | |
|---|---|---|--|

- | | | | |
|---|---|---|--|
| • E2 PROTECT SYDNEY'S NATURAL ENVIRONMENT | ✓ | ✓ | |
|---|---|---|--|

- | | | | |
|---|---|---|--|
| • E3 ACHIEVE SUSTAINABLE USE OF NATURAL RESOURCES | ✓ | ✓ | |
|---|---|---|--|

- | | | | |
|---|---|--|--|
| • E4 PROTECT VALUABLE RURAL ACTIVITIES AND RESOURCE LANDS | X | | |
|---|---|--|--|

STRATEGY 6: PARKS & PUBLIC PLACES

- | | | | |
|---|---|---|--|
| • F1 INCREASE ACCESS TO QUALITY PARKS AND PUBLIC PLACES | ✓ | ✓ | |
|---|---|---|--|

- | | | | |
|---|---|---|--|
| • F2 PROVIDE A DIVERSE MIX OF PARKS AND PUBLIC PLACES | ✓ | ✓ | |
|---|---|---|--|

- | | | | |
|--|---|---|--|
| • F3 IMPROVE SYDNEY'S MAJOR SPORTING AND CULTURAL EVENT FACILITIES | ✓ | ✓ | |
|--|---|---|--|

RELEVANT

CONSISTENT

COMMENT

STRATEGY 7: IMPLEMENTATION & GOVERNANCE

- G1 ALIGN SUBREGIONAL AND LOCAL PLANNING WITH STRATEGY AIMS
- G2 IMPROVE STATE INVOLVEMENT IN STRATEGIC PLACES AND PROJECTS
- G3 INFORM STATE INVESTMENT PRIORITIES
- G4 CONSIDER FUNDING, PRICING AND PROJECT DELIVERY
- G5 KEEP THE STRATEGY CURRENT
- G6 ENSURE STAKEHOLDER INVOLVEMENT

X

X

X

X

X

X

7.2 NORTH WEST SUB-REGION STRATEGIES + ACTIONS

STRATEGY 1: EMPLOYMENT & ECONOMY

RELEVANT CONSISTENT COMMENT

A1.1.1 The Department of Planning to provide councils with employment capacity targets for each local government area.

X

A1.1.2 North West councils to prepare Principal LEPs which provide sufficient zoned and serviced commercial and employment land to meet the employment capacity targets (Hawkesbury 2008, Penrith and Blacktown 2009, Baulkham Hills and Blue Mountains 2011).

X

A1.4.1 The Department of Planning to complete a metropolitan and subregional review of Employment Lands, prior to considering any significant rezoning of Employment Land to non-employment uses.

X

A1.5.1 The Department of Planning to investigate measures to protect and enhance State Significant Employment Lands.

X

A1.5.2 Protect and enhance Employment Lands in the M7 Motorway Corridor.

X

A1.7.1 Establishment of an Employment Lands Development Program, in parallel with the Metropolitan Development Program and under a Sydney Land Supply Program, will allow supply and uptake of Employment Lands to be monitored in the North West.

X

A1.8.1 Councils to consider the feasibility of Business Parks for the North West.

X

A1.9.1 The Department of Planning and local councils to review planning controls in selecting locations for industrial areas to enable higher intensity employment uses, preferably in areas with good public transport access.

X

A1.9.2 Department of Planning to work with councils in identifying and implementing measures to manage interface issues between employment and residential land uses.

X

STRATEGY 2: CENTRES & CORRIDORS

B1.1.1 State agencies and councils to incorporate the established centres typology into their land use and infrastructure planning and councils' Principal LEPs.

X

B1.1.2 Baulkham Hills Council to carry out strategic investigations to determine an appropriate centre designation for the area around the proposed Burns Road Kellyville and Balmoral Road stations on the North West Rail Link.

X

B1.2.1 Councils to implement the strategic employment capacity targets and plan for sufficient commercial, retail, industrial and business park floor space within Principal LEPs.

X

B2.1.1 Councils to consider planning for housing growth in centres, particularly those well serviced by public transport.



B2.1.2 Penrith Council and State Government to work with the land owners to prepare a structure plan for the North Penrith Defence Lands to complement the existing city centre and the draft Penrith City Centre Plan.



B3.1.1 NSW Government and Penrith Council to implement the Cities Taskforce plans for Penrith, and consider the recommendations of the Centres Reinvigoration Report, when finalised.



B 3.2.1 The Department of Local Government, other state agencies and councils to consider establishing and/or further developing Business Improvement Districts or similar arrangements for Strategic Centres in the North West



B3.3.1 Penrith Council to work with the University of Western Sydney and the Department of Health to investigate opportunities to strengthen connections between the UW S Penrith campus, Nepean Hospital and Penrith Regional City.



B3.3.2 Councils to undertake strategic planning to ensure land use plans make the most of new infrastructure, in particular for locations around new stations along the North West Rail Link.



B3.3.3 NSW Government to implement existing investment commitments identified in the Cities Taskforce plans for Penrith.



B3.4.1 North West Councils to continue to support sufficient supply of commercial office sites in strategic centres, in line with employment targets, including through the use of the commercial core zoning in Principal LEPs where appropriate.



B4.1.1 Department of Planning to prepare centre design guidelines to assist councils in structure planning and resolving complex issues in centres.



B4.1.2 North West Councils to investigate appropriate locations for retail uses in centres, business development zones (supporting identified strategic centres) and Enterprise Corridors.



B4.1.3 The Department of Planning to prepare guidelines for the application of business development and enterprise corridor zones.



B5.2.1 Department of Planning to continue to work with councils and other state agencies to undertake strategic planning for the Western Sydney Employment Hub and Western Sydney Employment Lands Investigation Area.



B6.2.1 Blacktown and Baulkham Hills councils to carry out strategic planning to facilitate urban renewal along Old Windsor Road and Sunnyholt Road where appropriate.



B7.2.1 The Department of Planning and North West councils to consider the application of the enterprise corridor zoning for sections of arterial roads within the subregion, through their Principal LEPs.



B7.2.2 Councils to consider the guidelines for development along busy roads when planning for future housing near any road with an Annual Average Daily Traffic (AA DT) volume of more than 20,000 vehicles.



STRATEGY 3: HOUSING

c1.1.1 Relevant North West councils to work with the Department of Planning and other relevant State Government agencies and stakeholders to develop land release sites on the Metropolitan Development Program.	X	
c1.1.2 The Growth Centres Commission to plan for and provide infrastructure to support the development of the North West Growth Centre	X	
c1.1.3 Hawkesbury Council to prepare a strategic residential land use study to consider opportunities for further growth around local centres to the north of the Hawkesbury River, cognisant of flooding and flood evacuation issues.	X	
c1.3.1 North West councils to plan for sufficient zoned land to accommodate their local government area housing target in their Principal LEPs.	✓	✓
c1.3.2 Department of Planning and North West councils to review the 2031 dwelling targets within the next five years.	X	
c1.4.1 Department of Planning to provide councils with information on residential capacity to assist in preparation of Principal LEPs.	X	
c2.1.1 Baulkham Hills and Blacktown Councils to investigate opportunities for additional housing growth within Castle Hill and Blacktown Major Centres, through structure planning and other means, having regard for their respective employment roles.	X	
c2.1.2 Councils to provide in their LEPs zoned capacity for a significant majority of new dwellings to be located in strategic and local centres.	✓	✓
c2.1.3 North West councils to ensure location of new dwellings improves the subregion's performance against the target for State Plan Priority E5.	✓	✓
c2.2.1 Department of Planning to consider provisions for housing for seniors and people with a disability in the Standard Instrument which will then be reflected in each Principal LEP as made.	X	
c2.3.1 The Department of Planning to provide the subregional METRIX planning tool to assist councils in undertaking local housing market analysis.	X	
c2.3.2 North West councils to provide an appropriate range of residential zonings to cater for changing housing needs.	✓	✓
c3.1.1 North West councils to identify opportunities to renew local centres and facilitate renewal through planning for increased housing densities and improved public amenity.	✓	✓
c3.1.2 Department of Planning to prepare Centre Design Guidelines to encourage improvement and appropriate renewal of local centres and exchange of practices between councils.	X	

c4.1.1 NSW Government to develop options for improving housing affordability, with a focus on affordable housing for particular groups in the community. X

c4.1.2 Department of Housing and Department of Planning to identify how possible affordable housing initiatives can be applied to the North West Subregion. X

c4.2.1 Local councils to consult with the Department of Housing regarding the redevelopment and renewal of Department of Housing assets, prior to the preparation of LEPs. X

c5.1.1 The Growth Centres Commission to set a standard for design quality of new development through application of the Growth Centres Development Code and development of precinct Development Control Plans for the Growth Centres. X

c5.1.2 Councils to reflect best practice established by the Growth Centres Commission in land release areas outside the North West Growth Centre. X

STRATEGY 4: TRANSPORT

D1.1.1 The Ministry of Transport to coordinate the implementation of the proposed North West–CBD–South West Rail Link. X

D1.1.2 Ministry of Transport in conjunction with Transport Infrastructure Development Corporation and RailCorp to; continue to plan the North West Rail Link including acquiring the corridor; plan for six new stations at Franklin Road (Cherrybrook), Castle Hill, Hills Centre, Norwest, Burns Rd (Kellyville) and Rouse Hill; and investigate options to extend the planned North West Rail Link beyond Rouse Hill possibly connecting to the Richmond Line and protect a corridor if appropriate. This would relieve pressure on the Richmond Branch Line (and therefore the Main Western Line), and extend the reach of the rail network into the North West Growth Centre. X

D1.1.3 The Ministry of Transport, together with bus operators and local councils, to implement the network of Strategic Bus Corridors. X

D1.1.4 The Roads and Traffic Authority, together with the Ministry of Transport and local councils to implement physical bus priority progressively to target a 25 km/h average bus speed on each of these corridors. X

D1.1.5 Roads and Traffic Authority, together with the Public Transport Ticketing Corporation, to implement electronic bus priority. X

D1.1.6 The Ministry of Transport, together with bus operators, to implement the new integrated bus service networks for the new contract regions. X

D1.2.1 The Roads and Traffic Authority to continue to coordinate road upgrades in existing and growth areas, including bus priority measures to enhance bus services and walking and cycling access. X

D1.2.2 Extend transport networks to support the North West Growth Centre. X

D1.2.3 The NSW Government to investigate measures to deliver increased public transport capacity cost-effectively.	X
D1.3.1 The Ministry of Transport and the Roads and Traffic Authority to examine future corridor connections.	X
D2.1.1 The Transport Infrastructure Development Corporation and RailCorp to complete; planning and constructing the duplication of the Richmond Line between Quakers Hill and Riverstone by 2010, and to Vineyard by 2012 to increase capacity by providing additional services to the CBD and the North Shore during peak periods; and planned works to allow up to three new trains to provide 30 minute frequencies on the Cumberland Line benefiting rail commuters in Seven Hills and Blacktown.	X
D2.3.1 The Public Transport Ticketing Corporation, together with the Ministry of Transport to introduce integrated ticketing.	X
D2.3.2 The Ministry of Transport, State Transit Authority and Railcorp to continue to improve the transport information system known as the 131 500 Transport Infoline, and investigate opportunities for real time information.	X
D2.3.3 State and local government to improve existing interchanges and bus stops.	X
D2.3.4 The Ministry of Transport, together with bus operators, to complete the replacement of the ageing private operator bus fleet and provide additional buses to cater for new growth and to meet physical accessibility targets.	X
D2.4.1 The Roads and Traffic Authority to continue to manage traffic on Sydney's major road network, including the M4 and M2 Motorways and Windsor Road.	X
D2.4.2 State Government and local government to develop and implement coordinated packages of road safety, traffic, intersection, land capacity, local amenity and car parking, maintenance, and public transport service improvements for major corridors such as Richmond to Parramatta and Rouse Hill to Macquarie Park.	X
D3.1.1 The Roads and Traffic Authority, in cooperation with the local government, to continue to upgrade walking and cycling facilities, including cycleway development in Blacktown, Castle Hill and Colo.	X
D3.1.2 The NSW Government and local government to work together to align local walking and cycling networks with public transport routes to improve accessibility to public transport.	X
D3.2.1 Local government to implement the Metropolitan Parking Policy and ensure planning instruments are consistent with the policy.	X
D3.2.2 The Ministry of Transport and RailCorp to expand and improve commuter car parking facilities in areas including Blacktown, Seven Hills and St Marys by 2011.	X
D3.3.1 The Ministry of Transport, in partnership with local government and the community, to implement TravelSmart programs to support the North West Transitway when the integrated network plans for the bus contract regions are implemented.	X

D3.3.2 The NSW Government, in partnership with local government and the community, to develop TravelSmart Households programs to target households in new growth areas, especially the North West Growth Centre following the opening of the planned North West Rail Link. X

D3.3.3 State Government, in partnership with local government and the community, to build on the current TravelSmart schools program. X

D6.1.1 NSW Government to develop freight strategies for domestic inter modal freight, the movement of construction materials and movement of bulk fuel. X

D7.1.1 The NSW Government to continue to participate with the Commonwealth Government in the development of an Auslink Sydney Urban Corridor Strategy X

D8.1.1 The NSW Government to work in partnership with the freight industry to ensure the protection of corridors and other land required for possible freight lines or roads to intermodal terminals. X

D8.1.2 The Government, together with the Australian Rail Track Corporation, to provide improved dedicated rail freight infrastructure, where feasible. X

STRATEGY 5: ENVIRONMENT HERITAGE + RESOURCES

e2.1.1 The Department of Planning and the Department of Environment and Climate Change to prepare a Section 117 Direction and supporting material on how stormwater is to be considered in the development of Draft LEPs and associated planning controls such as Development Control Plans. X

e2.1.2 Sydney Metropolitan and Hawkesbury– Nepean Catchment Management Authorities to work with agencies and North West councils to ensure that the aims and objectives of Catchment Action Plans are considered in the future management and planning of local council areas. X

e2.1.3 Sydney Metropolitan and Hawkesbury– Nepean Catchment Management Authorities work with State agencies and North West councils to coordinate a regional approach to riverine values and wetlands, including identifying priority areas for management. Planning studies for any major redevelopment sites will include stream mapping to protect and enhance riparian corridors X

e2.1.4 Councils to seek advice from the Department of Primary Industries on the use of waterway zonings of the Standard LEP Instrument and other provisions to maintain and improve the health of both large and small waterways. X

e2.1.5 North West councils to continue to promote water sensitive urban design... X

e2.1.6 Department of Planning, with appropriate input from natural resource agencies, to prepare Section 117 Directions on how stream mapping is to be considered in protecting regionally significant riparian corridors, as well as broader natural resource issues, in the development of draft LEPs. X

e2.1.7 Sydney Metropolitan and Hawkesbury–Nepean Catchment Management Authorities, with the assistance of councils, to undertake stream mapping to enable councils to develop planning controls to protect regionally significant riparian corridors. X

e2.1.8 Councils to refer to the Sydney Coastal Councils Groundwater Management Handbook when undertaking groundwater resource management. X

e2.2.1 NSW Government and councils to consider regional biodiversity matters to inform Principal LEPs.	X	
e2.2.2 Councils to seek advice from the Department of Environment and Climate Change on relevant information and mapping relating to biodiversity.	X	
e2.4.1 Councils to consider a review and assessment of Aboriginal cultural heritage values when preparing Principal LEPs.	X	
e2.4.2 The Department of Planning and Department of Environment and Climate Change to provide councils with guidance on the level and type of Aboriginal cultural heritage assessment and consultation.	X	
e2.5.1 Councils to identify and consider major noise sources.	X	
e3.4.1 Department of Environment and Climate Change to regularly update the Waste Avoidance and Resource Recovery Strategy to increase efforts in resource recovery and recycling.	X	
e3.4.2 Councils should ensure that development does not encroach on waste management facilities and that land use conflicts are minimised through appropriate planning controls.	X	
e3.5.1 Councils to work with the Department of Planning, Tourism NSW and the Department of Environment and Climate Change to manage the impacts of tourism on the natural environment.	X	
e3.5.2 The NSW Government and North West councils to protect regionally significant open space, bushland and foreshore reserves to be protected and managed to ensure continued contribution to the recreational and scenic amenity of the subregion	✓	✓
E3.6.1 The Department of Planning with the Department of Lands to establish site selection criteria for new cemeteries in the Sydney Region to be used in assessment of opportunities for identifying future sites in strategic planning.	X	
e4.1.1 Councils to work with the NSW Department of Primary Industries to identify significant rural and resource lands in preparation of Principal LEPs.	X	
e4.1.2 Councils to work with the Department of Planning and Department of Primary Industries to identify mechanisms to achieve protection of significant rural resource lands through Principal LEPs and associated planning controls	X	
e4.1.3 Department of Planning to establish a rural resource lands working party to identify a Metropolitan wide approach to the ongoing protection and management of rural resource lands.	X	
e4.3.1 Department of Planning, with input from Department of Primary Industries to review Sydney Regional Environmental Plan 9 and incorporate into SEPP (Mining, Petroleum Production and Extractive Industries).	X	
e5.1.1 Councils to consider the latest available information when planning for natural hazards including climate change in their Principal LEPs.	X	

e5.3.1 Councils are to plan for land affected by flooding in accordance with the Government's Flood Prone Land Policy	X
e5.3.2 Councils to develop bushfire hazard maps and Bush Fire Risk Management Plans to inform the development of their draft LEPs in accordance with Section 117 Direction 4.4 Planning for Bushfire Protection.	X
e5.3.3 Councils to continue to implement the Western Sydney Salinity Code of Practice.	X
e6.1.1 The NSW Government to work with other jurisdictions for the purpose of developing standard criteria and threshold values.	X
e6.1.2 Councils to review and/or update heritage studies as part of preparing their Principal LEPs.	X
e6.1.3 The Heritage Council to continue to develop the State Heritage Register.	X
e6.2.1 The Department of Planning in consultation with local councils to develop an approach to manage conservation areas while achieving growth targets.	X
e6.2.2 Councils to refer to NSW Government's Design in Context: Guidelines for Infill Development in the Historic Environment (2005) in preparation of development control plans.	X
e6.2.3 The Heritage Office, in partnership with the Royal Australian Institute of Architects, to deliver training to local councils on managing development in existing historic environments to provide high quality outcomes that connect new development with local character.	X
e6.2.4 The Heritage Council to develop guidance on the adaptive reuse of heritage items to provide for high quality urban renewal.	X
e6.3.1 The Heritage Office to work with local councils to identify areas in the North West Subregion to promote and provide access to heritage places, contribute to local economies and assist in sustaining heritage places.	X
e6.3.2 The Heritage Office to work with local councils to develop integrated heritage tourism strategies.	X
e6.3.3 The Heritage Office in partnership with Tourism NSW to assist councils to identify cultural heritage opportunities.	X
e6.3.4 Heritage Office to provide input into preparation of Centre Design Guidelines.	X

STRATEGY 6: PARKS PUBLIC PLACES + CULTURE

- f1.1.1 The Department of Planning to establish the Western Sydney Parklands Trust in accordance with the Western Sydney Parklands Act 2006.
- f1.1.2 The Growth Centres Commission to continue to plan for regional open space within the North West Growth Centre consistent with the Growth Centres Development Code (2006)
- f1.2.1 The NSW Government's Metropolitan Greenspace Program to further investigate opportunities to improve the quality and accessibility of existing regional open space.
- f1.3.1 Councils to work in partnership with, Department of Environment and Climate Change, Department of Planning and Roads and Traffic Authority to explore opportunities to improve access to waterways and links between bushland, parks and centres.
- f1.3.2 Councils and the Growth Centres Commission to explore opportunities to extend open space links and associated walking trail opportunities in Western Sydney
- f2.1.1 Councils to maintain or enhance the provision of local open space particularly in centres and along transport corridors where urban and residential growth is being located.
- f2.1.2 Councils to consider an open space embellishment program that improves facilities to encourage use.
- f2.1.3 Councils to consider mechanisms to increase the capacity of local sports fields to a district level.
- f2.1.4 NSW Government and local councils to develop links between smaller reserves to create diversity and broader user experience.
- f2.1.5 Local councils to consider modifying under utilised open space for informal activities such as skating, basketball, netball and the establishment of cafes.
- f2.2.1 NSW Government and council to work together to develop new facilities in the northern precincts of Western Sydney Parklands.
- f2.2.2 Councils to develop precinct plans for new park improvements along South and Ropes Creek, including through the NSW Government's Metropolitan Greenspace Program.
- f2.3.1 Councils to consider the need for civic space in planning for future growth of centres.
- f2.3.2 The Growth Centres Commission to continue to plan for civic space within centres in the North West Growth Centre consistent with the Growth Centres Development Code (2006).
- f3.1.1 North West councils to investigate the provision of additional multipurpose indoor and outdoor sports facilities to meet the needs of the current and future populations of the subregion.
- f4.1.1 Local councils to consider preparing Cultural Plans for their local government areas in line with the Cultural Planning Guidelines for Local Government.

X

X

X

X

X

X

X

X

✓

✓

X

X

X

X

X

X

X

f4.1.3 State Government and North West councils to investigate opportunities for provision of low-cost artist studios and facilities to assist in regeneration of centres.	X
f4.1.4 Councils to communicate information to the public for sustainable transport to cultural celebration and include integrated event ticketing to cultural festivals in the North West.	X
f4.2.1 In planning for strategic centres, councils should recognise and enhance the existing nightlife and entertainment clusters.	X
f4.2.2 Councils to consider opportunities to encourage development of entertainment and nightlife clusters in planning for Strategic Centres and larger local centres	X
f4.3.1 Tourism NSW to continue with the development of tourism precinct initiatives that facilitate partnerships with relevant organisations to develop tourism product across the Greater Metropolitan Region.	X
f4.3.2 Tourism NSW to work with the local councils and other agencies to ensure an integrated approach to planning and communication for tourism.	X
	X

STRATEGY 7: IMPLEMENTATION + GOVERNANCE

7.3 PENRITH INTEGRATED LANDUSE + TRANSPORT STRATEGY

RELEVANT CONSISTENT COMMENT

STRATEGY 1: LAND USE PLANNING

LUP1: Council should adopt the following principle to avoid poorly integrated developments:

Development outside the existing urban area should be generally avoided, except where new urban development areas meet the NSW government principles for integrating land use and transport including:

- that the location, density, design and development (including staging) of new residential areas maximise access to public transport to promote more viable public transport and reduce car dependence;
- target minimum density of 15 dwellings per hectare for new residential release areas. This will slow the consumption of land and ensure there are enough people to support viable and effective public transport services;
- every household should be within 800 m total walking distance of an existing or programmed metropolitan rail station (or equivalent mass transit node) served at least every 15 minutes, or within 400m walking distance of a bus route (accessing such a node) served at least every 30 minutes; and
- new residential development should accommodate the highest feasible density, in terms of land capability and market, and either form on its own, or as part of larger area, a public transport catchment with the potential to serve 6000 residents.



Future increases in population and employment should be facilitated by increasing the density of the existing urban area. This will, in turn, ensure a more efficient and accessible transport system.

LUP2: Prepare a detailed Public Transport Accessibility Levels Analysis (PTAL) and mapping to provide a basis for future land use planning and parking policy.



LUP3: Plan for increased residential densities throughout the existing urban area where compatible within the urban fabric and amenity.



LUP4: Inclusion of policies in the DCP/LEP to deliver the integration of appropriate land uses and transportation and to reduce the need to travel by car, including:

- Encouraging mixed use developments where appropriate;
- Facilitating walking/cycling in all developments;
- Utilising Mixed Use zones where suitable;
- Encouraging higher density development (including residential development where appropriate) around key public transport & activity nodes;
- Establishing transit oriented developments (TODs) around high frequency transit services (these areas



	RELEVANT	CONSISTENT	COMMENT
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should be higher in density.

LUP5: Carry out research into the appropriate standards and levels of provision of cycle facilities at different land uses, then adopt standards for the provision of cycle parking and end of trip facilities at for all new developments within the LGA.

X

LUP6: Provide increased public transport and active transport links to existing neighbourhood shopping facilities within residential areas. Identify locations for the addition of neighbourhood shopping facilities.

✓

✓

LUP7: Require new developments over a specified threshold to be accompanied by a transport assessment

✓

✓

LUP8: Require developers to make appropriate provision for access by a range of transport modes and where appropriate by way of planning conditions, make infrastructure contributions to a more sustainable transport system

✓

✓

LUP9 : Set a planning policy context to ensure accessibility to the built environment for people with disabilities

X

LUP10: Undertake a detailed analysis of land within the 800m rail catchment of Penrith station to determine the under-utilised development potential and where appropriate consider zoning land within the catchment to a zone that permits high density and mixed uses.

X

LUP11: Council's Residential Strategy Review should incorporate a detailed analysis of land within the 800m rail catchment of all other rail stations within the LGA to determine the under-utilised development potential and where appropriate consider zoning land within the catchment to catchment to a zone that permits high density and mixed uses

X

LUP12: Council's Residential Strategy Review should incorporate a detailed analysis of land adjoining Strategic Bus corridors for the potential to develop higher density development and in particular the suitability of areas for a zone that permits mixed uses or medium and high density residential development.

✓

✓

8.0 CONCLUSION

CONCLUSION

Leonay Golf Club have identified an opportunity to provide seniors housing within the course layout.

As an initial stage of this process a Site Compatibility Certificate is required to be issued by the Department of Planning and Infrastructure . Urban land capability is clearly a critical consideration in that process and is determined from joint analysis of natural and built environment considerations within the context of key strategic planning directions.

The strategic planning framework clearly calls for the provision of new and diverse housing opportunities in existing urban areas that enjoy good accessibility to public transport, community and retail facilities. The analysis undertaken as part of this report reveals that the subject lands possess these qualities. It also reveals that urban conversion of the subject land could be readily absorbed into the existing urban environment as it would represent a simple and small extension of the existing urban footprint.

An assessment against key statutory and strategic considerations has also been undertaken as part of the report and reveals that the development concept causes no inconsistency with either *SEPP 2004 Seniors Living* or the suite of metropolitan and local strategic plans that have relevancy to the site and the development proposal.

The site possesses important vegetation, drainage and landscape values. The presence of these natural environmental features need not preclude urban development of the site however; do provide well-defined parameters that should determine the extent of an appropriate urban development footprint.

Future urban conversion of the local area will undoubtedly add further pressures to the local environment. However, such commentary is equally attributable to future urbanisation of any areas within the Western Sydney region and given the context of the Metropolitan and North West Sub-regional Strategies, this alone should not be a reason for not allowing the site to realise its future potential.

We would therefore maintain that there is a compelling case for the Department of Planning to issue a Site Compatibility Certificate.



Planning & Infrastructure

Office of the Director General

Contact: Peter Goth
Phone: (02) 9860 1174
Email: peter.goth@planning.nsw.gov.au
Our ref : 12/ 18105

Mr Vince Hardy
Cityscape Planning & Projects
PO Box 127
GLENBROOK NSW 2773

Dear Mr Hardy

Determination of application for a site compatibility certificate for Lot 110 DP 1135581, Emu Plains Sporting & Recreation Club (Leonay Golf Club) Leonay – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 [SEPP (Seniors Housing)]


I refer to your application for a site compatibility certificate under clause 25(1) of the SEPP (Seniors Housing) in relation to Lot 110 DP 1135581, Emu Plains Sporting & Recreation Club (Leonay Golf Club), Leonay.

I, the Director General, have determined the application under clause 25(4)(a) of the SEPP (Seniors Housing) by issuing a site compatibility certificate. Pursuant to clause 25 (7) of the SEPP, I have issued the certificate.

I have attached the Certificate of Site Compatibility.

Should you have questions regarding this matter, I have arranged for Mr Peter Goth, of the Department's Sydney West Region to assist you. Mr Goth may be contacted on telephone number (02) 9860 1174.

Yours sincerely


Sam Haddad
Director General

23/1/2013.

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

I, Director General of the Department of Planning and Infrastructure determine the application made by Cityscape Planning and Projects on 9 October 2012 by issuing this certificate under clause 25(4)(a) of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b); and
- that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land.

S. Haddad

**Director General
Department of Planning and Infrastructure**

Date certificate issued: *23rd January 2013*

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

SCHEDULE 1

Site description: Lot 110 DP 1135581, Emu Plains Sporting & Recreation Club (Leonay Golf Club), within the Penrith Local Government Area.

Project description: To permit seven self care seniors housing dwellings.

PENRITH CITY COUNCIL

Civic Centre, 601 High Street, Penrith 2750 • PO Box 60, Penrith 2751
Phone 02 4732 7777 • Fax 02 4732 7879 • Email pencit@penrithcity.nsw.gov.au • DX 8017 Penrith



WASTE MANAGEMENT PLAN

DEMOLITION, CONSTRUCTION AND USE OF A PREMISES

The applicable sections of this table must be completed and submitted with your development application.

The information provided on this form (and on your plans) will be assessed against the objectives of the Waste Planning DCP.

Should the space provided in the table below be insufficient, please attach additional details.

OUTLINE OF THE PROPOSAL

Site Address:	PART LOT110 DP1135581 1 LEONARD PDE (EMU PLAINS SPORTING & RECREATION CLUB) LEONARD		
Name of Applicant:	PRETECH PTY LIMITED		
Address of Applicant:	PO BOX 301 PENRITH NSW 2751		
Phone:	47 325100	Fax:	
Buildings and other structures currently on the site:			
VACANT LAND			
Description of Proposal:			
CONSTRUCTION OF EIGHT, TWO STOREY BRICK VENEER TOWNHOUSES WITH METAL ROOFS			
Applicant's Signature:			Date: 23.12.2014



SECTION 1: DEMOLITION

Materials		Destination		
		Re-Use and Recycling		Disposal
Material	Estimated Volume (m ² or m ³)	ON-SITE Specify proposed Re-Use or On-Site Recycling	OFF-SITE Specify Contractor and Recycling Outlet	Specify Contractor and Landfill Site
Excavation Material	N-A			
Green Waste	10.0m ³			
Bricks	N-A			
Concrete	N-A			
Timber What Kind?	N-A			
Plasterboard	N-A			
Metals What Kind?	N-A			
Other	N-A			

BY APPOINTED CONTRACTOR

Note: Details of on-site waste management should be provided on the plans accompanying your application (ie – location of on-site storage areas/containers, vehicular access point)



SECTION 2: CONSTRUCTION

Materials		Destination		
		Re-Use and Recycling		Disposal
Material	Estimated Volume (m ² or m ³)	ON-SITE Specify proposed Re-Use or On-Site Recycling	OFF-SITE Specify Contractor and Recycling Outlet	Specify Contractor and Landfill Site
Excavation Material	MINIMAL	CUT & FILL BUILDING PLATFORM		
Green Waste	"			
Bricks	"			
Concrete	"			
Timber What Kind? PINE	"			
Plasterboard	"			
Metals What Kind? STEEL	"			
Other PACKAGING	"			

Note: Details of on-site waste management should be provided on the plans accompanying your application
(ie – location of on-site storage areas/containers, vehicular access point)



SECTION 3: ON-GOING USE OF A PREMISE

Type of Waste To be Generated	Expected Volume (per week)	Proposed On-Site Storage and Treatment Facilities	Destination
STANDARD RESIDENTIAL WASTE		COUNCIL BINS	COUNCIL APPOINTED CONTRACTOR

Note: Attach plans showing the location of waste storage and collection areas, and access routes for tenants and collection vehicles.

SECTION 4: ON-GOING MANAGEMENT OF A PREMISE

Describe how you intend to ensure the on-going management of waste on-site.

(eg: lease conditions, caretaker/manager on-site)

BY COUNCIL