

Scoping Report

Concept State Significant Development Application

Abel Tasman Village

222 Waldron Road & 138-140 Campbell Hill Road

Chester Hill NSW

EVOLUTION PLANNING



October 2022

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Chester Hill NSW

Prepared for:

Abel Tasman Village

October 2022

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TABLE OF CONTENTS

1	Introduction.....	1
2	Strategic Context.....	3
	2.1 The Proponent.....	3
	2.2 Statutory Planning Background.....	3
	2.3 Development Options.....	3
	2.3.1 Do Nothing.....	3
	2.3.2 Design Alternatives.....	3
3	Site.....	5
4	Proposal.....	9
5	Statutory Planning Context.....	14
6	Consultation.....	19
7	Potential Environmental Impacts.....	20
8	Conclusion.....	23



1 Introduction

Evolution Planning has been engaged by Abel Tasman Village (ATV) to prepare this request for Secretary's Environmental Assessment Requirements (SEARs) in accordance with Section 173 of *Environmental Planning and Assessment Regulation 2021*, (the Regulation), related to a Concept State Significant Development Application for seniors housing, (also to include a small component for retail use to ensure the satisfaction of local planning provision related to the activation of the streetscape), under Section 4.22 of the *Environmental Planning and Assessment Act 1979* (the Act).

The Concept State Significant Development Application involves the redevelopment of an established, but dated, seniors housing development, owned and operated by ATV, and the expansion of the proposed new facility into land to the east previously accommodating a service station.

The proposal involves a Master Plan for the overall redevelopment of the land to include detailed consent for Stage 1 and the identification of Stage 2 which will be the subject of a separate future application.

Stage 1

Detailed Development Application for:

- Building A comprising 39 x ILUs over 6-7 storeys including a commercial/retail component facing Waldron Road, over basement parking to accommodate 48 car spaces;
- Building B – a 3-4 storey residential care facility comprising 106 beds over a basement to include parking for 30 cars; a central kitchen and laundry, a gym and cinema room, along with staff facilities and waste storage facilities; and,
- Building E – a 4 storey building comprising 16 ILUs over basement parking for 19 cars. Stage 2 is to comprise 2 x four storey building for the purposes of ILU's.

Stage 2

Concept Approval is sought for Buildings C and D each comprising 24 x ILUs over 4 levels over basement parking for 26 cars in terms of their building envelopes, dwelling yields and building typologies. Detailed consent will be the subject of a further DA.

The purpose of this report is to provide information to support the request to the Secretary to identify the SEARS for the preparation of an Environmental Impact Statement (EIS) for the proposed development.

This request for SEARs should be read in conjunction with the preliminary architectural concept plans prepared by Boffa Robertson Group Architects which accompany this request.

Under Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (SEPP PS), Clause 28 specifies that development for the purpose of senior housing with a capital investment value (CIV) of more than \$30 million (in the Greater Sydney region); that includes a residential care facility; and, other components of the proposed development are not prohibited, is declared to be State Significant Development (SSD) by way of Section 2.6 of the SEPP.

The CIV for the project is estimated at \$65 million; includes a residential care facility; and no components of the proposal are prohibited. The development is therefore declared to be SSD.



The report provides details of the strategic context of the development, a description of the proposed development; an overview of the key statutory requirements for the project and initial consultation; and the identification of key areas of assessment and how such matters will be dealt with in the EIS.

It is proposed to lodge a Concept Development Application in accordance with Section 4.22 of the Act.

The proposed development does not constitute *designated* or *integrated development*.



2 Strategic Context

2.1 The Proponent

ATV is a not-for-profit organisation who provide a specialized type of housing for seniors and those persons with a disability. In order to compete in this specialized sector and to be in a position to deliver housing meeting current market benchmarks, the necessity has arisen to redevelop the existing facility.

2.2 Statutory Planning Background

A Planning Proposal to create a new consolidated LEP for the Canterbury Bankstown LGA has been adopted by Council and is presently with NSW Planning for finalisation, (PP-2020-684), (DLEP). We understand the gazettal of the DLEP is imminent (likely to occur in November 2022) and therefore the new LEP will likely apply by the time of lodgement of the application.

2.3 Development Options

2.3.1 Do Nothing

The existing development is dated, does not emulate current market expectations and ATV will have difficulty competing with other providers of seniors housing and care designed to contemporary standards if nothing is done.

The existing development is considered to be deficient in the following areas:

- Lack of parking and suitable loading/delivery areas;
- Lack of focus of the development and incoherency in building layouts;
- Absence of identifiable reception/entry zone;
- Existing non-compliances with the BCA and other regulatory issues;
- Operational difficulties due to the remoteness of the kitchen and other services;
- Access issues in older two storey accommodation;
- Fragmented areas of open space;
- Limited outlooks from within the development.

ATV has also acquired a redundant service station and doing nothing would leave this site vacant (except for the dilapidated building), would continue to impose an unsatisfactory visual impact on the streetscape; would not constitute the best orderly and economic use of land; and, would be a financial imposition for ATV.

Doing nothing is therefore not a feasible option.

2.3.2 Design Alternatives

The project has been driven by deficiencies with the existing seniors housing development and the *Abel Tasman Aged Care Strategic Plan 2019*, relevant excerpts of which are provided below:

“Organisation Imperatives

1. Ensuring ATV's strategic direction is forged in the context of:

- Responsiveness to consumer demand patterns
- Government policies and reform



- *Maintaining regulatory obligations*
- *An intensely competitive environment*

ATV Key Strategy - Enhance our Facilities

To ensure our built environment is conducive to the delivery of excellent care, that its physical appearance is appealing to future consumers and that the mix of accommodation supports the delivery of future care models & financial goals.

Focus Areas

Enhance our Facilities

1. *Audit of all current ATV accommodation and facilities*
2. ***Development of an ATV masterplan that articulates the future site potential (existing garage site)”***

[emphasis added]

Extensive preliminary town planning and design/architectural investigations have occurred to progress the proposed development to the current preliminary stage. Alternative options for the proposed development were continually assessed for town planning merit and considered by ATV against their Strategic Plan and underlying practical commercial feasibility considerations. We intend to illustrate the evolution of the current design in the EIS.



3 Site

The “site” includes two distinct elements – the existing seniors housing development, owned and operated by ATV, at 222 Waldron Road, Chester Hill; and, land adjacent to the ATV site which previously accommodated a service station at the corner of Campbell Hill Rd and Waldron Rd, Chester Hill known as 138-140 Campbell Hill Road. Refer to the Location Plan and Aerial Site Plan below.

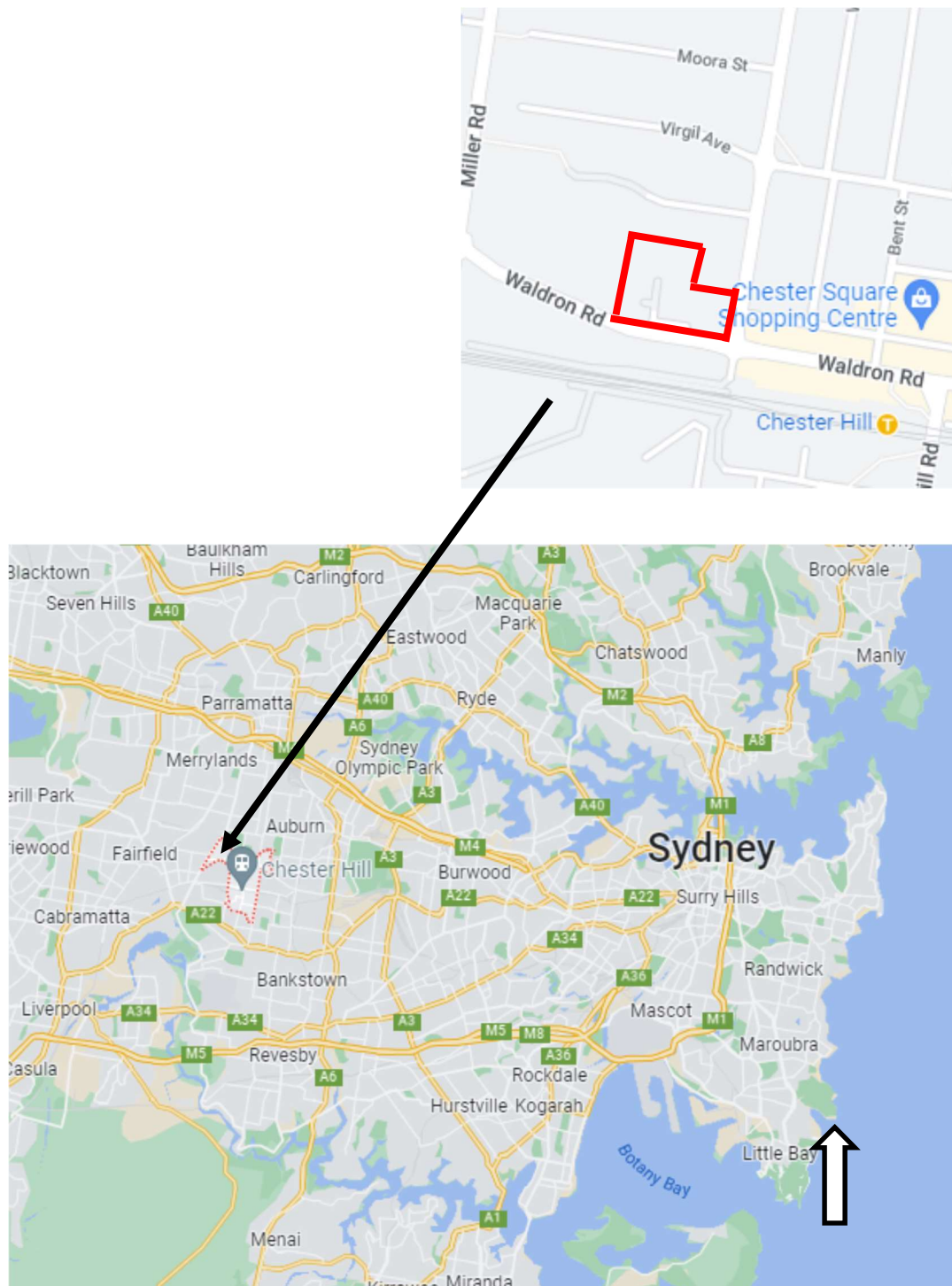


Figure 1: Location Plan (boundary indicative)



Figure 2: Aerial site plan (boundary indicative)

The subject land is legally described as Lot 11 DP827703 (ATV site) and Lots 5-7 DP30305 (service station site) and has a combined area of 12,738sq.m.

The ATV site has an area of 10,553sq.m and slopes upward away from Waldron Street. Vehicular access to the ATV site is available from Waldron Road via a secured gatehouse. 26 car spaces plus a nominated doctors' spaces are available before the secured entry and 12 garages are located within the development.

The existing seniors housing development (ATV) comprises a variety of buildings spread across the site of one and two storeys including: 24 high care units; 6 hostel style units for palliative care; 12 ILUs located in three two storey buildings; 34 ILUs in the form of single storey single units; central kitchen, laundry, lounge/dining rooms and administration spaces. Landscaping/open space is fragmented across the site with the majority of such spaces located at the central and north-east portion of the site. Refer to the plan of the existing seniors housing development below.

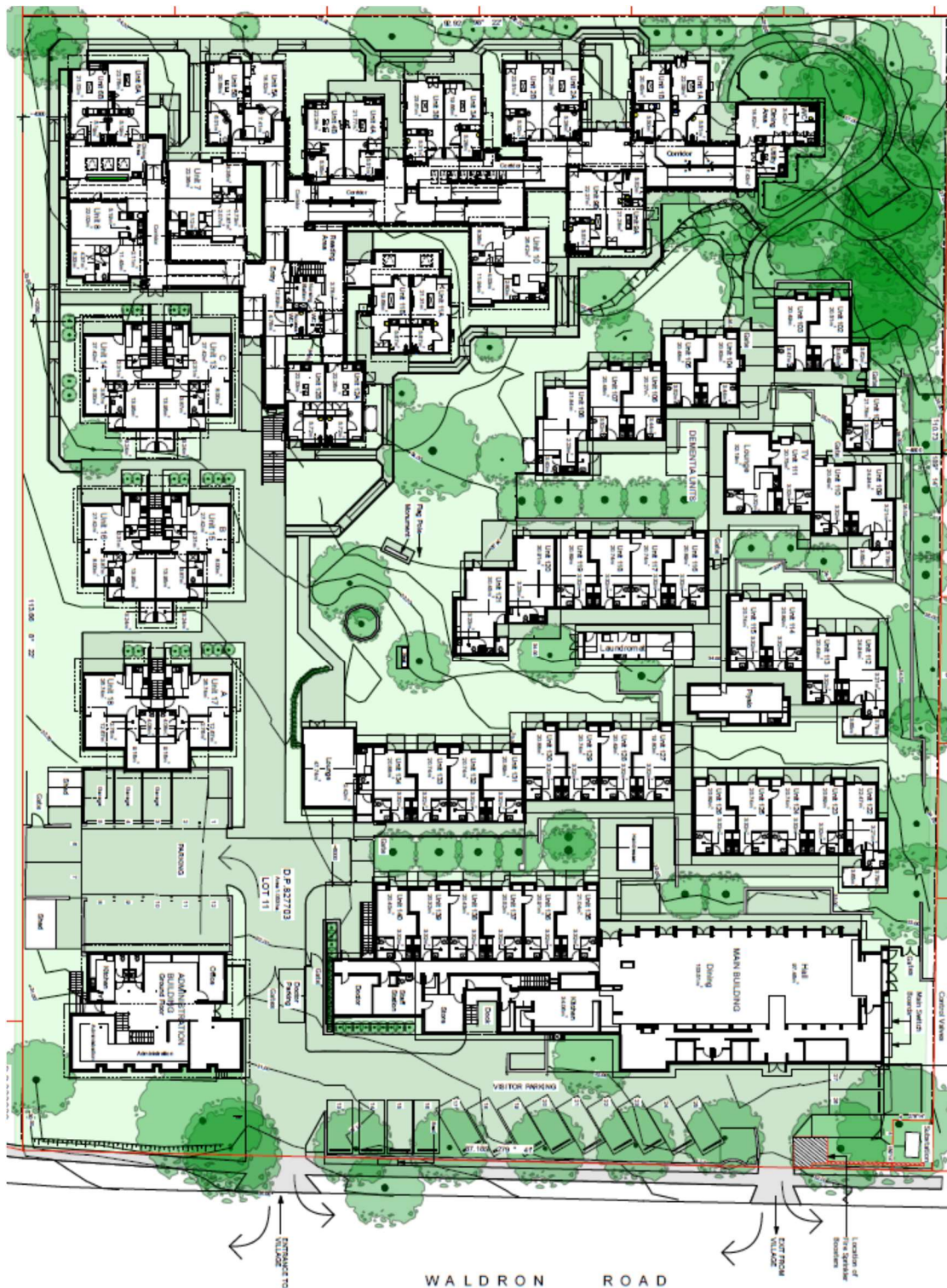


Figure 3: Existing seniors housing development

The service station site comprises three lots with a combined area of approximately 2,185sq.m. The site presently accommodates a vacant dilapidated service station and workshop building on the central and southern lots whilst the northern lot is vacant.

The site is located within the Chester Hill Local Centre. Development in the vicinity of the site comprises low density residential uses to the north of the ATV site and service station site; low density residential



uses opposite the service station site to the east with a variety of retail and commercial uses beyond, medium density residential flat buildings to the south; and; a sporting oval to the west of the ATV site.

Chester Hill train station is located ~320m from the site. Waldron Road is a Regional Classified Road. Public buses are available on Campbell Hill Road and Waldron Road.

The site is unaffected by heritage; flooding; bushfire; critical habitat; biodiversity; acid sulphate soils; or land acquisition.



4 Proposal

A State Significant Concept Development Application made in accordance with Part 4 Division 4.22 of the Act for the overall concept to include building envelopes, land uses, dwelling/bed yields and associated roads, and a detailed Stage 1 DA for Buildings A, B and E and associated works.

The proposed staged development comprises 5 buildings. Stage 1 is for the overall concept masterplan (including all building envelopes, building types, and dwelling/bed yields, (as shown at Figure 4 below) and the detailed proposal for:

- Building A (Retail facing Waldron Road) and 6-7 levels above comprising ILUs.

The delivery of Building A is of paramount importance to the feasibility of the entire project, not only in terms of finance but also as a means of accommodating existing residents who will be displaced when the construction of the RCF commences (Building B).

- Building B - RCF over 3-4 levels; and
- Building E - 4 storey ILUs.

Stage 2 will seek consent for Buildings C and D (both ILUs over 4 levels) as a separate Stage 2 DA. Refer to the aerial perspective and street elevations below.



Figure 4: Masterplan



Figure 5: Aerial perspective view north



Figure 6: Streetscape view Building A from Campbell Hill Road



Figure 7: Streetscape view from Waldron Road



Stage 1

- Concept Masterplan – Building envelopes, land uses, building typologies; dwelling/bed yields and associated roads as described above;

Preliminary

- Demolition of service station.

The remediation of the former service station site is to be carried out as Category 2 work in accordance with Section 4.11 of *State Environmental Planning Policy (Resilience and Hazards) 2021* prior to the commencement of this project and does not form part of the application.

- Tree removal;
- Excavation to accommodate basement parking;
- Demolition of existing seniors housing to the immediate west of proposed Building A;
- Driveway access from Waldon Road leading to basement parking associated with Building A;
- Demolition of existing seniors housing adjacent to the northern boundary and western boundary (except building at SW corner of the site).

Building A

Building A is located on the former service station site which when completed will accommodate those existing residents who would otherwise be displaced by the demolition of existing accommodation.

Except for three retail tenancies fronting Waldron Road, Building A is to comprise 39 x ILUs over 6-7 storeys, over basement parking to accommodate 48 car spaces. A waste storeroom is provided at basement level.



Figure 8: Campbell Hill Road perspective Building A

The building is setback 7.8m from Campbell Hill Road (ex. private courtyards which are setback 3.9m) and is setback 8.3m from the neighbouring property to the north.



The site generally slopes upward from Waldron Road to the north and at the SE part of the site falls from Campbell Hill Road to the west. To enable the siting of the basement below ground level and the first level of accommodation to largely follow the natural ground level, the retail units fronting Waldron Road are setback 2.7m from the road boundary and set slightly below the street level. The setback zone allows for accessible ramps and a satisfactory visual relationship between the retail uses and the street in terms of appropriate activation.

Building B

Building B is a residential care facility of 3-4 storeys comprising 106 beds over a basement to include parking for 30 cars; a central kitchen and laundry, a gym and cinema room, along with staff facilities and waste storage facilities.

The main entry to the building is serviced by an internal driveway leading to a porte cochere and turning area for vehicles. The ground floor at the entry includes a reception area; a café and associated seating, a hair salon and administrative functions. Each level includes a variety of common lounge and dining areas. A communal area of open space and a community room is provided at roof level.

The landscaped zone to the north-east and east of the building is to be designated for the use of the residents of the building where a dementia garden is planned.



Figure 9: Perspective view of Building B (left of image) across porte cochere and driveway loop.

Building E

Building E contains 16 x ILUs over 4 storeys over basement parking for 19 cars.



Figure 10: Extract north elevation Building E

Stage 2

Detailed consent will be the subject of a further Stage 2 DA. Concept approval is sought for Buildings C and D each comprising 24 x ILUs over 4 levels over basement parking for 26 cars in terms of their building envelopes, dwelling yields and building typologies. The new access from Waldron Road at the western portion of the site will form part of Stage 2.

The Stage 2 DA will include the amalgamation of the existing lots into one consolidated lot.

Refer to the preliminary proposed plans and drawings prepared by Boffa Robertson Group Architects lodged separately via the portal.



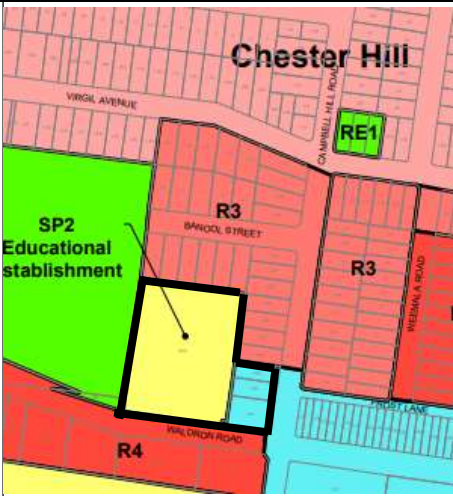
5 Statutory Planning Context

The key statutory requirements for the project are summarised in the table below.

Table 1: Statutory Planning Context

Matter	Guidance
Power to Grant Consent	Pursuant to section 4.22 of the Act, a Concept DA may be made setting out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be subject of a subsequent development application(s). The proposed development is for a Concept SSDA in accordance with section 4.22 of the EP&A Act. Section 4.38 of the Act provides the power to grant consent for State significant development. Under Schedule 1 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> (SEPP PS), Clause 28 specifies that development for the purpose of senior housing with a capital investment value (CIV) of more than \$30 million (in the Greater Sydney region); that includes a residential care facility; and, other components of the proposed development are not prohibited, is declared to be State Significant Development (SSD) by way of Section 2.6 of the SEPP. The CIV for the project is estimated at \$65 million; includes a residential care facility; and no components of the proposal are prohibited. The development is therefore declared to be SSD. The consent authority is the Minister for Planning (or delegate thereof) or in the circumstances of Council objecting to the proposal or there being in excess of 50 public submissions, the consent authority will be the Independent Planning Commission. It is proposed to lodge a Concept Development Application in accordance with Section 4.22 of the Act.
Permissibility	The site is <u>currently zoned</u> SP2 (Educational Establishment) and B2 Local Centre under <i>Bankstown LEP 2015</i>. The proposed development is permitted under Part 5 of <i>State Environmental Planning Policy (Housing) 2021</i>, (SEPP Housing). A Planning Proposal to create a new consolidated LEP for the Canterbury Bankstown LGA has been adopted by Council and is presently with NSW Planning for finalisation, (PP-2020-684), (DLEP). We understand the gazettal of the DLEP is imminent (likely to occur in November 2022) and therefore the new LEP will likely apply by the time of lodgement. In terms of permissibility, the DLEP has the effect of rezoning the SP2 zoned land to R4 High Density Residential and introducing new height and FSR standards to the current SP2 zoned land. The proposed development, under the proposed zoning, is permitted under SEPP Housing. Refer to the current and proposed zoning extracts below.



	  Figure 11: Zoning extract LEP 2015 Figure 12: Zoning extract Draft LEP
Other Approvals	The proposal does not constitute ‘<i>designated</i>’ or ‘<i>integrated</i>’ development under the Act. Further approvals required will include: • <i>Roads Act 1993</i> – Section 138 – Works in the local and classified road reserves including new driveway crossings; • <i>Local Government Act 1993</i> – Stormwater works.
Pre-conditions to exercising the power to grant consent	<i>State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development</i> The consent authority must take into account the advice of the design review panel, the design quality principles; and the objectives of the Apartment Design Guide. The application will be reviewed by the State Design Review Panel. <i>State Environmental Planning Policy (Housing) 2021</i> Part 5 of this SEPP pertains to housing for seniors and people with a disability. Development consent may not be granted unless the development satisfies certain development standards; satisfies design requirements at Schedule 4 of the SEPP; unless (in the case of land zoned SP1 or SP2) an educational establishment is permitted and the land adjoins a prescribed zone; fire sprinklers are provided to the residential care facility; the development satisfies Sections 93-94 with respect to access to services and facilities; access to water and sewer infrastructure; and the consent authority considers <i>Seniors Living Policy: Urban Design Guideline for Infill Development</i>, March 2004 and the Design Principles at Division 6. <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> Chapter 4 (Remediation of Land) requires the consent authority to consider whether the subject land is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use, the consent authority must be satisfied that the land can be suitably remediated for that purpose.



	The remediation of the former service station site is to be carried out as Category 2 work in accordance with Section 4.11 of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> prior to the commencement of the proposed development and does not form part of the application. Despite remediation activities not forming part of this application, documentation will be provided to satisfy the consent authority that the site is suited to its intended purpose in this respect. <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i> A BASIX Certificate must be provided since the proposed independent living units are BASIX affected development.
Mandatory matters for consideration	<u><i>Environmental Planning and Assessment Act 1979</i></u> Division 2.6 Community Participation Section 4.15 Evaluation – Heads of consideration for the assessment of development applications. <u><i>Environmental Planning and Assessment Regulation 2021</i></u> Section 59 Additional requirements for State significant development Section 173 Application having regard to the <i>State Significant Development Guidelines</i> and <i>Environmental Assessment Requirements</i> issued by the Secretary. Section 190 Form of environmental impact statements, including a declaration made by a <i>registered environmental assessment practitioner</i> Sections 191-192 in terms of compliance section 176 and the content of EIS's. Section 193 Principles of ESD <u><i>Biodiversity Conservation Act 2016</i></u> Clause 7.9 of the <i>Biodiversity Conservation Act 2016</i> applies to SSDA and requires such applications to be accompanied by a Biodiversity Development Assessment Report (BDAR) report unless it is determined the proposal is not likely to have any significant impact on biodiversity values. The proposed development is not likely to have any significant impact on biodiversity values. The SEARs will likely include a necessity to address the provisions of any relevant environmental planning instruments, DCPs and Policies. The relevant planning framework includes: • <i>State Environmental Planning Policy (Housing) 2021</i> • <i>State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>



	• <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>Bankstown Local Environmental Plan 2015</i> • <i>Draft Canterbury Bankstown Local Environmental Plan 2021</i> • <i>Apartment Design Guide</i> • <i>Bankstown DCP 2015</i> • <i>Draft Canterbury Bankstown DCP – 2020</i> • <i>Bankstown Development Contributions Plan 2019</i>
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The proposed development is permissible with consent under the current and soon to be gazetted new consolidated LEP and satisfies the related development standards as outlined below.

Height

Since the development standard for Height under SEPP Housing only applies to residentially zoned land and since residential flat buildings are permitted on the R4 zoned land (as per the DLEP), no development standards apply with respect to Height (max. height or no. of storeys) under the SEPP.

If lodged under the current LEP (which will be unlikely given the imminency of the gazettal of the Draft LEP) where residential flat buildings are not permitted on the existing ATV site, the application would need to rely on Clause 4.6 of the LEP to vary the 9.5m standard under the SEPP which would be justified largely on the provisions of the DLEP.

The proposed development complies with the height standards under the DLEP subject to the additional 3.8m in height available at Clause 87 of the SEPP.

FSR

Clause 87 “*Additional FSR*” of 25% applies to the R4 zoned land (under the DLEP) since:

- residential flat buildings are permitted on the ATV site under the DLEP;
- the site exceeds 1,500sq.m;
- the development involves ILUs and a RCF;
- the development will not result in a height greater than 3.8m more than that prescribed under the DLEP.

Clause 87 “*Additional FSR*” of 15% applies to the B2 zoned land since:

- shop top housing is permitted on the former service station site;
- the site exceeds 1,500sq.m;
- the development involves ILUs (and retail uses);
- the development will not result in a height greater than 3.8m more than that prescribed under the DLEP.



FSR Assessment

	DLEP	SEPP Housing (including bonus)	Proposal	Comment
R4 Land (ATV Site)	1:1	1.25:1	1.27:1	The proposal does not reach the maximum available FSR on the B2 zoned land and if transferred to the to the R4 land compliance is achieved. A Clause 4.6 variation may be prepared to formally justify this arrangement.
B2 Land (Service station site)	2.5:1	2.875:1	2.279:1	Complies
Total	3.5:1	4.125:1	3.549:1	Complies



6 Consultation

Community and Key-Stakeholder Consultation will be conducted in accordance with the Department's Undertaking Engagement Guidelines for State Significant Projects.

Key stakeholders to be included in the consultation exercise may include:

- Neighbouring property owners and the wider community;
- Local community groups;
- Government and government agencies/authorities including:
 - Canterbury Bankstown City Council;
 - NSW Department of Planning and Environment;
 - Transport for NSW;
 - Sydney Water;
 - AusGrid.

The methods of consultation, to be confirmed by the specialist to be engaged for such purposes may include:

- Direct meetings with key stakeholders;
- Open meetings with the public;
- The use of digital social media platforms;
- Traditional media platforms such as newspapers.

Pre-DA consultation has already been carried out with Canterbury Bankstown City Council and at the time of the preparation of this Report we are yet to receive any feedback. The feedback from Council will be addressed in the EIS.

Further consultation with the relevant stakeholders and community will be undertaken following issue of the SEARs.



7 Potential Environmental Impacts

Based on a preliminary assessment of the proposal, the following environmental assessment matters have been identified for consideration as part of the Concept SSDA:

Table 2: Categories of Assessment Matters

Group	Specific Matters
Access	• Disabled access; • Vehicular access to the site; • Access to services and facilities by the future residents.
Amenity	• Noise: ○ Plant and equipment; ○ Operational; ○ Construction. • Privacy; • Overshadowing; • Traffic; • Construction: ○ Noise; ○ Dust; ○ Vibration. • View sharing.
Biodiversity	• Tree removal
Built Environment	• Form, massing, and scale; • Urban Design; • CPTED Assessment.
Hazards and Risks	• Contamination and remediation of land; • Waste management.
Land	• Geotechnical conditions and excavation.
Social	• Demand for the proposal; • Social impacts.
Water	• Stormwater management and Water Sensitive Urban Design.



The following drawings, technical studies, and documentation (grouped into the likely level of assessment) are anticipated as being prepared and submitted as part of the EIS:

Plans and Design Related Documents (No Assessment)

- Site Survey;
- Architectural Plans:
 - Demotion Plan and staging plan;
 - Site analysis;
 - Shadow diagrams;
 - Perspectives;
 - Staging plan;
 - Schedule of finishes and materials;
- Design verification statement;
- BASIX/NatHERS Certificate(s);
- Landscape and Public Domain Plans;
- Stormwater Management Plans;
- Erosion and Sediment Control Plan.

Detailed Assessment

- Environmental Impact Statement, reviewed for adequacy by a *registered environmental assessment practitioner*;
- Urban Design Review Report, to review the proposal against SEPP 65; the principles of the Urban Design Protocol for Australian Cities as well as the objectives of '*Better Placed – an integrated design policy for the built environment of NSW*', to assist the State Design Review Panel;
- Arborist's Report;
- Community and Key Stakeholder Report, prepared in accordance with the Department's Undertaking Engagement Guidelines for State Significant Projects;
- Transport Impact Assessment including Traffic, Parking and Green Travel Plan;
- Noise Assessment;
- Social Impact Assessment, prepared in accordance with NSW Social Impact Assessment Guideline For State Significant Projects, November 2021;
- Contamination Assessment.

Standard

- Construction Management Plan;
- Geotechnical Statement;



- Waste Management Plan;
- CPTED Assessment;
- ESD Statement;
- BCA Assessment;
- Disability Access Review;
- Water Sensitive Urban Design Report.

Matters Requiring No Further Assessment

- Air Quality – The proposed development will not produce any particulate or gaseous emissions during operations. Any potential dust related impacts will be addressed in the Construction Management Plan;
- Wind Impacts – Due to the moderate height of the majority of the proposed buildings and the absence of potential wind corridors at the interface with the public domain we do not anticipate the necessity for a specialised Wind Assessment;
- Flooding – The site is not flood affected;
- Heritage (Indigenous and European) – The site is not heritage listed nor is it located in a Conservation Area or in proximity of any heritage items. The site is not known to be of indigenous cultural significance;
- Acid Sulphate Soils – The site is not shown to be prone to acid sulphate soils to any degree under Bankstown LEP 2015;
- Odour – The only potential source of odour impact is the waste storage and collection area which is located in purpose-built room(s) at basement level which are suitably vented, drained, and will be cleaned regularly;
- Bushfire – The site is not located on bushfire prone land;
- Biodiversity Development Assessment Report – The site is not considered to contain any flora or fauna species of conservation or ecological significance and does not constitute a critical or endangered ecosystem or habitat.



8 Conclusion

This report accompanies a request to the Department of Planning and Environment for SEARs for the construction of a seniors housing development at Lot 11 DP827703 and Lots 5-7 DP30305, known as 222 Waldron Road and 138-140 Campbell Hill Road, Chester Hill, NSW.

The proposal involves a Master Plan for the overall redevelopment of the land to include detailed consent for Stage 1 and the identification of Stage 2 which will be the subject of a separate future application.

Stage 1 includes: Building A comprising 39 x ILUs over 6-7 storeys including a commercial/retail component facing Waldron Road, over basement parking to accommodate 48 car spaces; Building B – a four storey residential care facility comprising 106 beds over a basement to include parking for 30 cars; a central kitchen and laundry, a gym and cinema room, along with staff facilities and waste storage facilities; and Building E – a 4 storey building comprising 16 ILUs over basement parking for 19 cars. Stage 2 is to comprise 2 x four storey building for the purposes of ILU's.

The proposed development represents a significant contribution to the supply of this specialized type of housing and a means for this specialised housing provider to continue to provide aged care and housing to the community. The proposal is not only considered to be positive housing and social outcome for the elderly or those with a disability but for the wider community in terms of freeing up existing housing stock by increasing the supply of this housing type.

An EIS will be prepared in accordance with the SEARs and legislative requirements defined under the Regulation. Given the nature of the project, its location and land use history of the site, the development is considered to be suited to the site and its context and will represent a positive social and housing outcome for the community.

