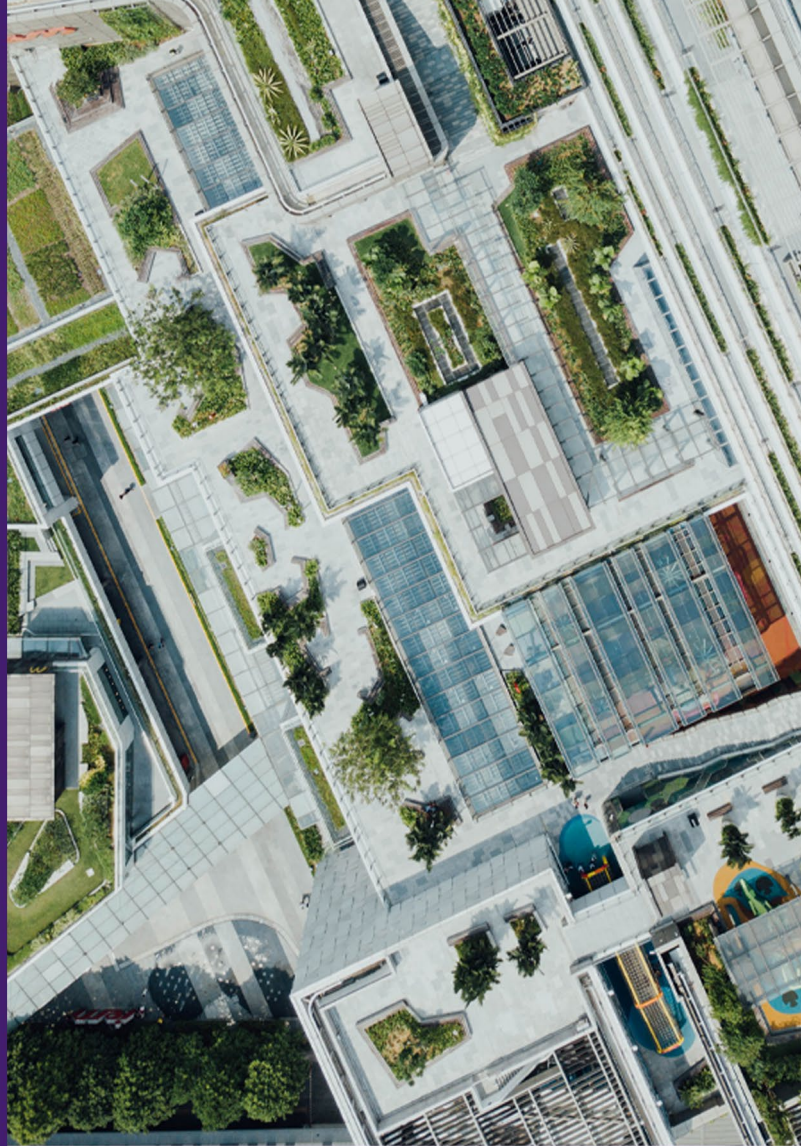




366 Jamison Road, Jamisontown NSW 2750

Scoping Report for State Significant
Development Application

On behalf of SummitCare Penrith

11 March 2024

The Planning Studio acknowledges the traditional custodians of the lands + waters of Australia, particularly the Gadigal People on whose traditional lands our office is located, and pay our respects to Elders past, present + emerging. We deeply respect the enduring Connection to Country + culture of Aboriginal and Torres Strait Islander peoples and are committed to walk alongside, listen + learn with community as we plan for equitable, sustainable, generous, and connected places. Always was, Always will be.

Project Director

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Revision	Revision Date	Status	Authorised	
			Name	Signature
V1	15 May 2023	Draft	Kate Bartlett	
V2	11 March 2024	Final	Adrian Melo	

* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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1 Introduction

1.1 Project Description

The Planning Studio has been engaged by SummitCare Penrith (ABN - 54 829 537 883) to prepare a 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 State Significant Development Application for the redevelopment of an existing aged care facility under Section 4.12(8) and 4.38 of the Environmental Planning and Assessment Act 1979 (the Act).

The State Significant Development Application involves the redevelopment of an established, but dated, residential care facility, owned and operated by SummitCare Penrith, and its conversion into a new seniors housing development that also includes a residential care facility. The proposal also includes the expansion of the new seniors housing development into neighbouring land, which currently accommodates a Council carpark and is subject to a separate land agreement with Penrith Council to be assessed concurrently.

The site is located at 366 Jamison Road, Jamisontown NSW 2750 (Lot 10 DP 804382) and has an approximate area of 1.11ha, and will comprise of independent living units, residential care facilities and an integrated administrative and communal facility. In addition to service and care functions, the project will have integrated communal landscaped spaces, outdoor seating and plaza and a swimming pool designed to provide improved amenity for the residents.

The detailed development application consists of the following –

- Demolition of the existing residential care facility and a new seniors housing and residential care facility to be contained within 4 distinct buildings.
 - Building A: 5-storeys consisting of 5 x one-bedroom units, 24 x two-bedroom units and 5 x three-bedroom units; a total of 34 units.
 - Building B: 5-storeys consisting of 5 x residential care facility rooms, 1 x one-bedroom units, 19 x two-bedroom units and 6 x three-bedroom units; a total of 26 units, 5 residential care rooms.
 - Building C: 5-storeys consisting of 1 x one-bedroom unit, 27 x two-bedroom units and 5 x three-bedroom units; a total of 33 units.
 - Buildings A to C will contain 93 independent living units and 5 residential care rooms.
 - Building D: single storey, consisting kitchen, café, multi-purpose function room, and lounge at ground floor and an indoor pool, salon, spa and gym in the basement.
- Basement car park to accommodate 117 resident and visitor car spaces and basement services including plant rooms, pump room, rainwater reuse tank, waste and storage rooms, kitchen, laundry, staircase and lift cores and lobbies.
- New landscape design that will retain existing trees and proposes amenities including lawns and gardens, floral displays, pool, fountain, courtyards, pavements, outdoor seating, and alfresco area. The redesigned landscape will be a beneficial outcome to support the residents in their wellbeing.



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:

- **Appendix 1 – Draft Architectural Drawings**
- **Appendix 2 – Draft Landscape Architectural Drawings**

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.

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 \$66,020,428.44 (excl. GST) which includes a residential care facility; and no components of the proposal are prohibited. The development is therefore declared to be SSD.

1.2 Background

1.2.1 Pre-lodgement meetings with Council

An earlier proposal was discussed with Penrith Council over a series of meetings in 2021 and 2022, including a Design Excellence Panel review with Gabrielle Morrish on. At both meetings, Council was broadly supportive of the scheme, with a number of matters to be considered further, including:

- The proposed land uses of residential care facility (land zoned R2 low density residential) and seniors housing (land zoned R3 medium density residential) are permissible under the Penrith Local Environmental Plan 2010 (PLEP2010).
- Any application to vary the height of buildings development standard would require the submission of a request to vary the standard under Clause 4.6 of the LEP.
- The design of the development shall need to have regard to the future desired character of the area and should consider building setback and separation in accordance with the Apartment Design Guide.

Since then, the planning system in NSW has been updated to include seniors housing developments with a CIV of over \$30 million as State Significant Development under Part 2.2 State Significant Development of the State Environmental Planning Policy (Planning Systems) 2021.

1.3 Related development

The site contains an existing residential care facility, owned, and managed by SummitCare, which will be demolished as part of the site's redevelopment.

An existing 6-storey, seniors living development (Royce Retirement Village) sits directly opposite the site, on the northern side of Jamison Road, which forms part of the wider Penrith Panthers development.



SummitCare is currently undertaking a wider program for the renewal of existing facilities with the facility at Penrith being one of the final sites to be renewed. SummitCare has obtained development consents for existing facilities at Smithfield, Monterey, Casula, Liverpool, Randwick & Waverley since 2021.

1.4 Existing Consents

The site has been subject to numerous DA's spanning from 1966 when the site was initially approved for a private hospital (5/67) to 1994 when the site gained approval for a hospital with 30 beds (BLD 944590). The table below shows the range of consents issued by Council since the 1960s (source: Martens Consulting Engineers).

Lot ID	Year	Record Number	Description
Lots 95/103 and 116, Section A, D.P. 1687	1966	5/67	Consent for private hospital.
Lot 95-103 & 116	1966	S/479/66	Approval for hospital.
Lot 95/103&116	1971	S/9377	Approval for hospital additions.
Lot 195/103 DP 1687	1976	S/1104/76	Building permit for building alterations.
Lots 95-103 & 116 Sec. A, DP 1687	1976	90/76	Consent 90 76 for erection of a single storey addition.
Lot No: 95-104/116 DP1687	1983	S/1421/83	Approval for roof.
Lots 95-104 & 116, DP 1687 and lot 21 DP263957	1987	98/87	Consent for extensions and car parking to Jamison Private Hospital.
Lot No: 95/103 DP1687	1988	016599	Approval for building extension.
Lots 95-103; Lot 116 DP 1687 and Lot 21 DP 263957	1989	26/89	Consent 26 89 for Extension to Jamison Private Hospital to be used as an obstetrics unit at Lot 10 3.
Lot No: 95-104/116 DP1687	1989	020655	Approval for extension to Jamison Private Hospital to be used as an obstetrics unit.



Lot 10 DP 804382	1992	NA	Approval for awning at Lot 10 366 Jamison Road Jamisontown.
Lot 10 DP 804382	1992	034004	Approval for Extension to Jamison Hospital for day surgery purposes.
Lot 10 DP 804382	1992	256/92	Consent for day surgery building extension.
Lot 10 DP 804382	1993	BLD 933706	Approval for oxygen Tank Holder.
Lot 10 DP 804382	1994	BLD 943681	Approval for construction of a garage
Lot 10 DP 804382	1994	BLD 944590	Approval for Hospital 30 Beds.



2 Strategic Context

2.1 The Proponent

SummitCare is a family-owned organisation that provides specialised housing for seniors and people with a disability, with a particular focus on those living with dementia. SummitCare owns and operates nine aged care facilities across Sydney and NSW. The proposal to upgrade the existing aged care facility at Penrith will deliver a contemporary and high-quality aged care development that aligns with the changing approach to seniors living, including increasing focus on aging in place.

2.2 Strategic and Statutory Planning Background

Penrith City Council's Local Strategic Planning Statement (LSPS) Planning for a Brighter Future sets out the 20-year vision for land use in Penrith Local Government Area (LGA). The LSPS recognises the special characteristics which contribute to Penrith's local identity and how growth and change will be managed in the future.

The LSPS outlines and addresses community planning outcomes, which resonates with Greater Sydney Regional Plan 2018 and the Western Parkland City District Plan. The framework includes future growth, safe and vibrant places, plus healthy and strong community outcomes to provide services and infrastructure to improve the wellbeing of people and encourage resilient, inclusive, healthy, and active communities. The proposal, in essence, provides benefits for the community by encouraging senior residents to lead a communal and active lifestyle.

The Penrith Local Environmental Plan 2010 (PLEP2010) applies to the site as the primary Environmental Planning Instrument (EPI) and the proposal is permissible within the zones of this EPI and is generally consistent with other key development standards. As a seniors housing development including a residential care facility, State Environmental Planning Policy (Housing) 2021 (Housing SEPP) applies to the proposal. Refer to **Section 4 (Statutory Context)** for further consideration.

Council's *Local Housing Strategy* (LHS) recognises that the population aged 65 is increasing within the Penrith LGA. The Strategy notes that based on the 2017 ABS Census data, 65-74 year olds were the fastest growing age group. The LHS recognises that the LEP allows for seniors housing development in the R3 Zone, and states that *'it is considered that the current zones where seniors housing is permissible with consent are appropriate in the context of Penrith City and its existing demographics'* (Penrith City Council, August 2022).

2.3 Project justification

The intent of the project is to renew the site by delivering a contemporary and high-quality aged care development that aligns with the changing approach to seniors living, including increasing focus on 'aging in place'. The development does this by offering independent or self-contained dwellings on site, whilst still delivering residential care beds for those that need to transition to a high-care model as they age.

This model aligns with the recommendations from the recent Royal Commission, and enables the site to operate as a local hub for those in the community as they age. The independent living units in the R3 medium density residential zone will help to enable seniors live independently, but in a communal and supported environment. The residential care



facility, located in the low-density R2 zone, will enable those that require transitioning to a high-care model, to do so without leaving their existing home on site. The facility will also be able to provide local nursing and support services to other seniors in the local area that do not necessarily reside on site.

2.3.1 Do Nothing

The existing aged care facility doesn't meet the changing approach to seniors living, which focuses on the importance of aging in place. It is also an older facility that does not provide the services and facilities expected of contemporary seniors housing. The existing development is considered to be deficient in the following areas:

- Lack of diversity in levels of aged care;
- Lack of focus of the development and incoherency in building layouts;
- Inadequate amenities in individual rooms and communal facilities;
- Existing non-compliances with the BCA and other regulatory issues;
- Operational difficulties due to the remoteness of the kitchen and other services;
- Fragmented areas of open space – largely focused at the rear of the site and not integrated with internal communal spaces; and
- Limited outlooks from within the development.

Doing nothing is therefore not a feasible option.

2.3.2 Design Alternatives

The project has been driven by deficiencies with the existing residential care facility development. The renewal of facilities underway is based on approved DA's since 2021 at Smithfield, Monterey, Casula, Liverpool, Randwick and Waverley, with Penrith being the last application of the proposed sites earmarked for renewal.

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. We intend to illustrate the evolution of the current design in the EIS.

2.4 Impact of the development on site context

Consistent with the Department's Cumulative Impact Assessment Guidelines for State Significant Projects), the proposal will have a positive impact on the area by providing high-quality seniors housing that will allow local residents to age in place and provide support services to the surrounding local community. It will also significantly enhance the landscape and canopy of the local area contributing to improved sustainability and climate change outcomes.



3 The Site

The site consists of an aged care facility owned and operated by SummitCare at 366 Jamison Road, Jamisontown NSW 2750. The subject land is legally described as Lot 10/DP804382, has an area of approximately 1.11ha and is situated within the Penrith LGA.

The site forms a single parcel of land with two zonings – R2 Low Density residential (at the rear) and R3 Medium Density along Jamison Road. The site has three frontages; Jamison Road to the north, Harris Street to the west and McNaughton Street to the east. The site sits opposite Penrith Panthers Stadium to the north-east, with largely tourism and recreation uses directly to the north – noting an existing 6-storey, aged care development (Royce Retirement Village) directly opposite, on the northern side of Jamison Road. The site on its Jamison Road frontage sits behind land used for a Council carpark that is zoned R3.

The subject site is approximately 2km south of Penrith train station and 1km east of the Nepean River. There are also a number of bus routes along Jamison Road and Mulgoa Road, providing transport connections to Penrith and Springwood. The image below illustrates the site's context.



Figure 1: Site location (SIX Maps)

The existing seniors housing development (the site) comprises of a single storey building spread along the front part of the lot. The images below show the aged care facility in its current form.





Figure 2: Existing aged care facility (SummitCare Penrith)



Figure 3: Existing aged care facility (SummitCare Penrith)

The site is unaffected by heritage; bushfire; critical habitat; biodiversity or acid sulfate soils, but has been identified as being flood prone in Council's adopted Peach Tree Creek and Lower Surveyors Creek Flood Study, which will be further addressed as part of the EIS.

4 Project

The project is a State Significant Development Application made in accordance with Part 4 Division 4.7, Section 4.38 of the Act for the overall proposal to include building envelopes, land uses, dwelling/bed yields and associated roads, and a DA for the proposal.

The proposal aims to redevelop an existing aged care facility by upgrading its design into a modern aged care precinct.

4.1 The Proposal

The proposal designed by Jackson Teece will comprise of independent living, residential aged care, and an integrated administrative and communal facility. In addition to service functions, the project will also have communal landscaped spaces, designed to suit the residents.

The detailed development application consists of the following –

- Demolition of the existing residential care facility and a new seniors housing and residential care facility to be contained within 4 distinct buildings.
 - Building A: 5-storeys consisting of 5 x one-bedroom units, 24 x two-bedroom units and 5 x three-bedroom units; a total of 34 units.
 - Building B: 5-storeys consisting of 5 x residential care facility rooms, 1 x one-bedroom units, 19 x two-bedroom units and 6 x three-bedroom units; a total of 26 units, 5 residential care rooms.
 - Building C: 5-storeys consisting of 1 x one-bedroom unit, 27 x two-bedroom units and 5 x three-bedroom units; a total of 33 units.
 - Buildings A to C will contain 93 independent living units and 5 residential care rooms.
 - Building D: single storey, consisting kitchen, café, multi-purpose function room, and lounge at ground floor and an indoor pool, salon, spa and gym in the basement.
- Basement car park to accommodate 117 resident and visitor car spaces and basement services including plant rooms, pump room, rainwater reuse tank, waste and storage rooms, kitchen, laundry, staircase and lift cores and lobbies.
- New landscape design that will retain existing trees and proposes amenities including lawns and gardens, floral displays, pool, fountain, courtyards, pavements, outdoor seating, and alfresco area. The redesigned landscape will be a beneficial outcome to support the residents in their wellbeing.





Figure 4: Ground floor plan of the proposed development (Jackson Teece)

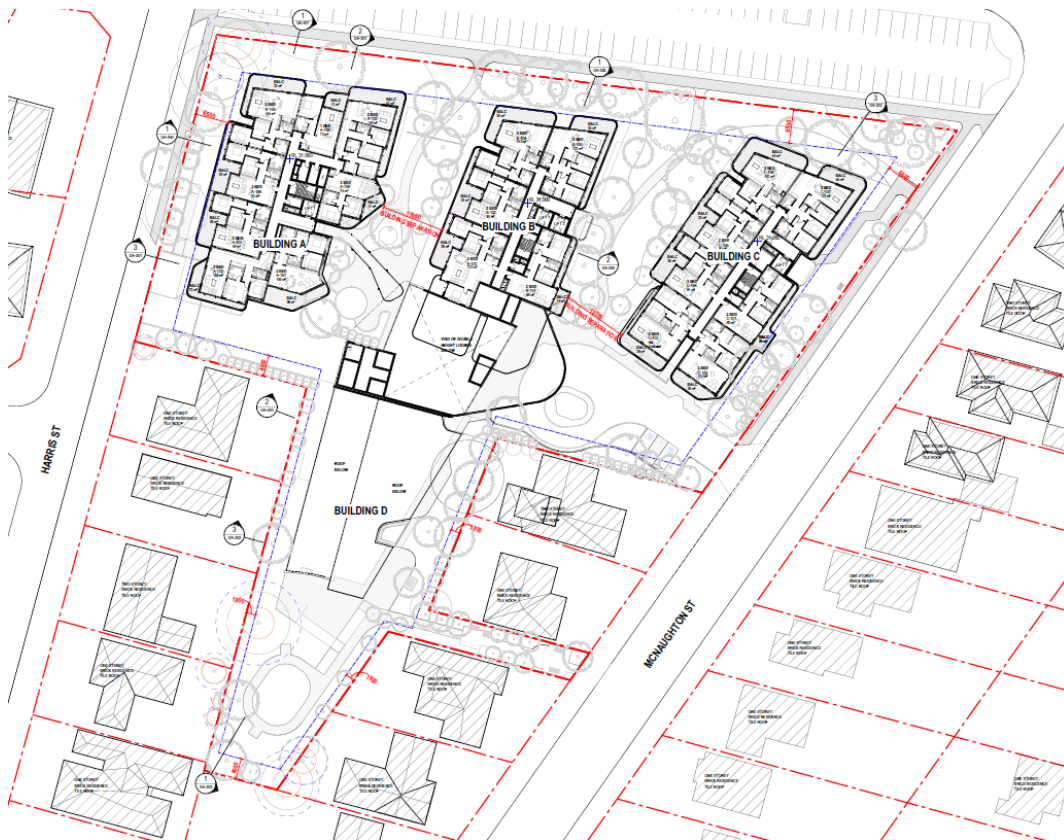


Figure 5: Level 1 Plan of the proposed development (Jackson Teece)





Figure 6: Level 2 Plan of the proposed development (Jackson Teece)



Figure 7: Level 3 Plan of the proposed development (Jackson Teece)





Figure 8: Level 4 Plan of the proposed development (Jackson Teece)

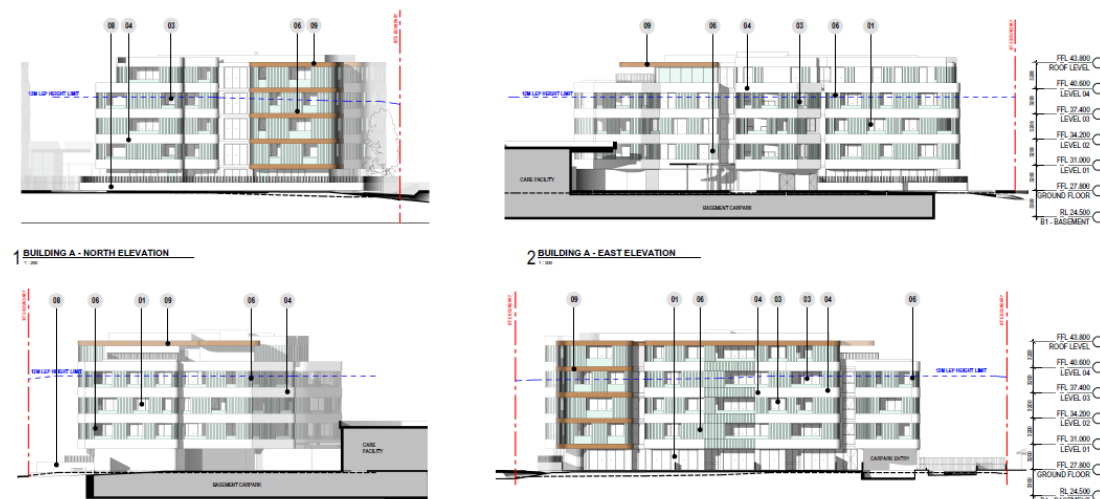


Figure 9: Building A Elevations (Jackson Teece)



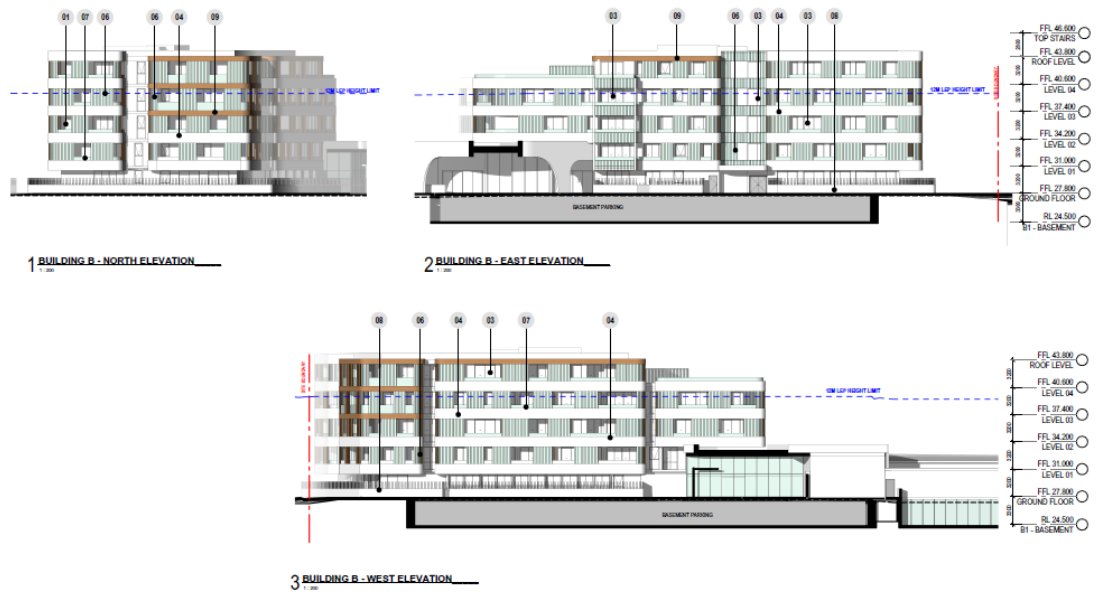


Figure 10: Building B Elevations (Jackson Teece)

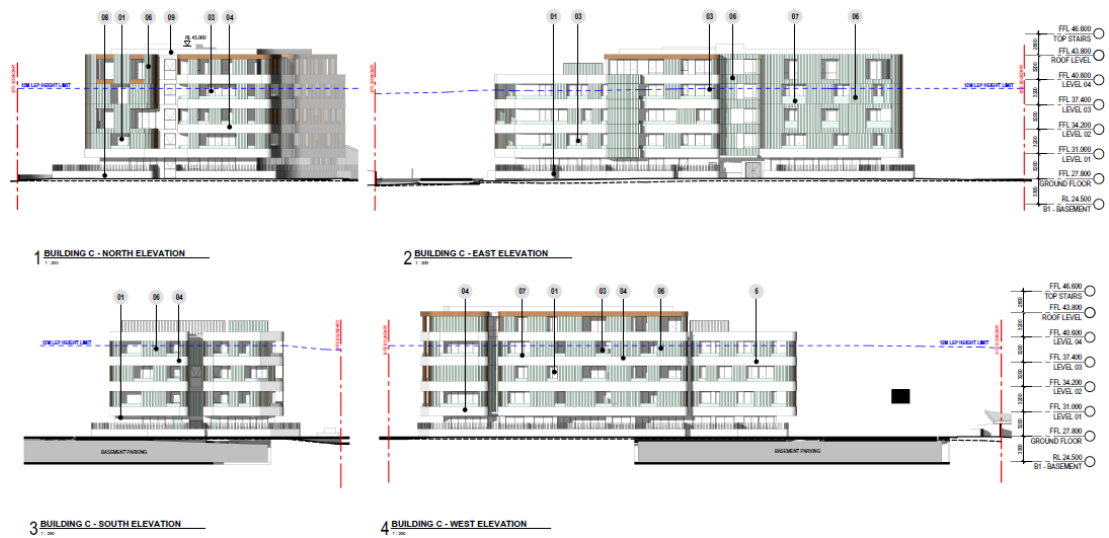


Figure 11: Building C Elevations (Jackson Teece)

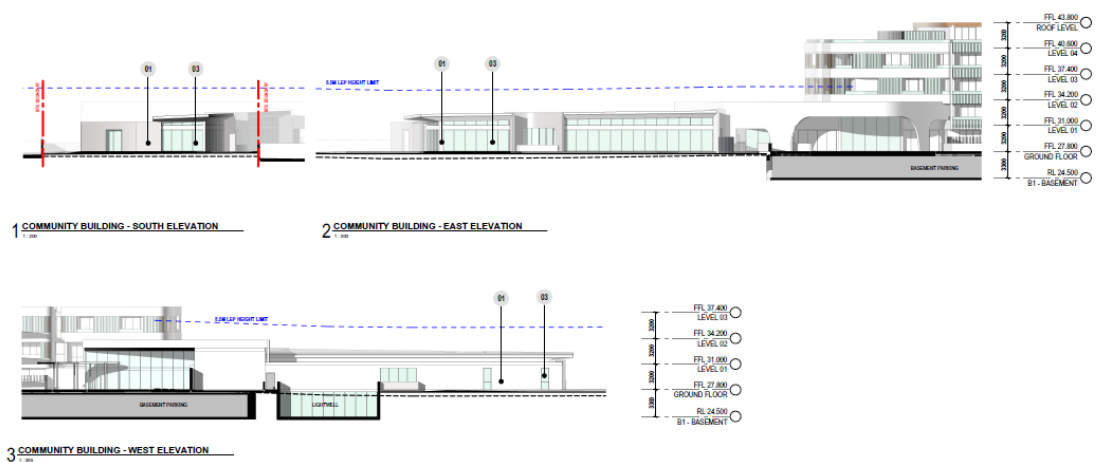


Figure 12: Building D Elevations (Jackson Teece)





Figure 13: Views of the development (Jackson Teece)



Figure 14: Landscaped concept plan (Arterra)

4.2 Project layout and area and mitigation measures

The development proposes to demolish the existing residential care facility to construct a new seniors housing development including a new residential care facility. The new residential care facility will utilise the southern part of the site, which is currently vacant, resulting in an improved outcome for land use. It will also sit as a single storey to ensure an appropriate built form transition from the lower density R2 land to the medium density R3 zoned land. The independent living and seniors housing will sit within the R3 zoned land.

The proposal will reinvigorate the landscape design to provide improved mental and physical benefits for the residents as well as significant greening and canopy to the local area, including the removal of an existing Council car park.

The following design elements have been carefully planned to mitigate impacts of the development on surrounding properties:

- Lower-density single storey residential care facility adjacent to surrounding lower density dwellings with appropriate setbacks to manage bulk, scale, privacy and noise on surrounding properties;
- Five storey building elements have been aligned in a north-south direction to minimize overshadowing to surrounding properties and comply with the Apartment Design Guide setbacks both within the site and to surrounding properties to ensure visual and acoustic privacy.
- Significant new landscaping and deep soil in the recesses between the buildings with create a major improvement to the landscaping and canopy on site and



contribute to the LSPS and District Plan strategic priorities for increased canopy and reduced urban heat island effect.

- The building basement has been designed with breaks between the three main buildings to ensure genuine deep soil across the site significantly in excess of the 10% recommended in the Apartment Design Guide.
- Careful basement and servicing strategy to ensure waste collection and loading can occur discretely and with ease within the site to minimize noise and other disruption to residents or surrounding properties.

A detailed analysis of the impact of the development and further mitigation measures will be addressed in the EIS report.

4.3 Project timeline and delivery

The project is intended to be delivered over a 2-4 year period, depending on statutory assessment timeframes and construction obligations. Timeframes will also be affected by the need to temporarily move residents during construction phases.



5 Statutory Context

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

Table 1 – Statutory Context	
Matter	Guidance
Power to grant consent	The proposed development is deemed as a State Significant Development under section 4.36 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 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 \$66,020,428.44 (excl. GST), 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 Development Application in accordance with Section 4.12(8) and 4.15 of the Act.
Permissibility	The site is currently split into two zones - R3 Medium Density Residential (which permits seniors housing and shop top housing) and R2 Low Density Residential (which permits residential care facilities and respite day care centres). The proposed development is also permitted under Part 5 of State Environmental Planning Policy (Housing) 2021, (SEPP Housing).



Table 1 – Statutory Context

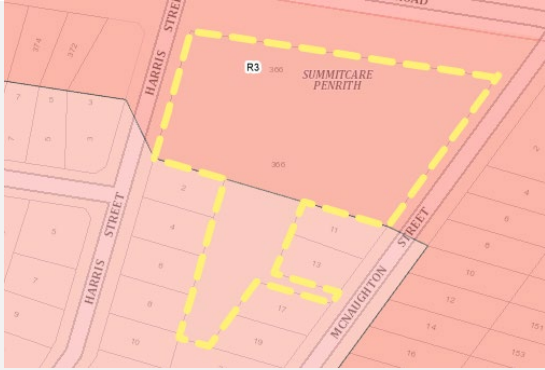
Matter	Guidance
	 Figure 15: Penrith LEP 2010
Other Approvals	The proposal may require dewatering however this will be confirmed prior to lodgement of the SSDA. Further approvals required will include: Roads Act 1993 – Section 138 – Works in the local and classified road reserves including new driveway crossings. Local Government Act 1993 – Stormwater works.
Pre-existing conditions to exercise the power to grant consent	State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development 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. State Environmental Planning Policy (Housing) 2021 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; 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 Seniors Living Policy: Urban Design Guideline for Infill Development, March 2004 and the Design Principles at Division 6. State Environmental Planning Policy (Resilience and Hazards) 2021 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



Table 1 – Statutory Context

Matter	Guidance
	use, the consent authority must be satisfied that the land can be suitably remediated for that purpose. Any required reporting and consequential remediation work will be documented and provided to satisfy the consent authority that the site is suited to its intended purpose in this respect. State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 A BASIX Certificate must be provided since the proposed independent living units are BASIX affected development.
Mandatory matters for concern	Environmental Planning and Assessment Act 1979 Division 2.6 Community Participation Section 4.15 Evaluation – Heads of consideration for the assessment of development applications. Environmental Planning and Assessment Regulation 2021 Section 59 Additional requirements for State significant development. Section 173 Application having regard to the State Significant Development Guidelines and Environmental Assessment Requirements issued by the Secretary. Section 190 Form of environmental impact statements, including a declaration made by a registered environmental assessment practitioner. Sections 191-192 in terms of compliance section 176 and the content of EIS's. Section 193 Principles of ecologically sustainable development. Biodiversity Conservation Act 2016 Clause 7.9 of the Biodiversity Conservation Act 2016 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 EPI's, Policies and Guidelines. The relevant planning framework includes:



Table 1 – Statutory Context	
Matter	Guidance
	• State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • Penrith Local Environmental Plan 2010 • Penrith Development Control Plan 2014 • NSW Government, Seniors Living Policy – Urban design guidelines for infill development, 2004 • Penrith City Council’s Cooling the City Strategy • Government Architect NSW, ‘Better Placed’ document • NSW Government, Local Character and Place Guideline, February 2019 • Penrith City Council’s Design Guidelines for Engineering Works for Subdivisions and Developments • Penrith City Council’s Engineering Construction Specification for Civil Works • Water Sensitive Urban Design Policy and Technical Guidelines • Penrith Local Strategic Planning Statement Draft planning instruments, council policy and guidelines: • Draft Greener Places Design Guide • Penrith Public Domain Technical Manual

The proposed development is permissible with consent under the current LEP and appropriately responds to the related development standards as outlined below.

5.1 Height

The site is subject to a part 12m (R3 zoned land) and part 8.5m (R2 zoned land) height control under the PLEP2010. In addition, Clause 87(c) applies to the R3 portion of the site as shop top housing is permitted under this zone in the PLEP2010, which would grant a maximum building height of 15.8m.



The proposal results in a minor exceedance of building height at the northern end of Buildings A, B and C. Noting that further design development will occur prior to lodgement of the final package, the current proposal achieves a maximum height of approximately 17.8m. This non-compliance is considered appropriate as the proposal:

- Responds to the broader context of the site with larger scale buildings to the north opposite the site; and
- It provides a much needed form of housing in the locality.

The future development application will be accompanied by a Clause 4.6 Development Standard Variation Request.

5.2 FSR

As no FSR control applies to the site, the proposal is not inconsistent with any relevant provisions of the Housing SEPP related to floor space.



6 Community Engagement

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:
 - Penrith City Council;
 - NSW Department of Planning and Environment;
 - Transport for NSW;
 - Sydney Water;
 - AusGrid.

The methods of consultation will be confirmed by the social planning expert and 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 Penrith City Council and further detailed feedback will be responded to 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 SSDA:

Table 2 – Categories of Assessment Matters	
Group	Specific Matters
Access	• Disabled access; • Vehicular access to the site • Loading and waste access • Access to services and facilities by future residents
Amenity	• Noise ○ Plant and equipment ○ Operational ○ Construction ○ Surrounding road network • Privacy • Overshadowing • Traffic • Construction • Air Quality
Biodiversity	• Tree removal • Canopy cover • Landscape
Built Environment	• Form, massing and scale • Urban Design • CPTED
Economic	• Natural resource use • Livelihood • Opportunity cost
Hazards and Risks	• Flooding • Land contamination



Table 2 – Categories of Assessment Matters	
Group	Specific Matters
	• Waste management
Land	• Geotechnical conditions and excavation
Social	• Demand for the proposal • Way of life • Community • Accessibility • Health and wellbeing • Surroundings • Decision-making systems
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:

7.1 Plans and Design Related Documents (No Assessment)

- Site Survey;
- Architectural Plans:
 - Demotion Plan;
 - Site analysis;
 - Shadow diagrams;
 - Perspectives/ Visual Analysis;
 - Schedule of finishes and materials;
 - 3D Model and photomontages;
- Signage details (where proposed);
- Pedestrian Wind Environment Assessment;
- SEPP 65 Design verification statement and Assessment;
- BASIX/NatHERS Certificate(s);
- Landscape and Public Domain Plans;
- Stormwater Management Plans; and
- Erosion and Sediment Control Plan.



7.2 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;
- Arboriculture Impact Assessment;
- Connecting with Country framework;
- 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 and Vibration Assessment;
- Social Impact Assessment, prepared in accordance with NSW Undertaking Engagement Guidelines for State Significant Projects October 2022;
- Contamination Assessment (Preliminary Site Investigation and if required Detailed Site Investigation and Remedial Action Plan); and
- Aboriginal Heritage Due Diligence Assessment. Note: an initial AHIMS study has not shown any known items.

7.3 Standard

- Construction Management Plan;
- Geotechnical Report including ground water assessment;
- Waste Management Plan;
- Operational Plan of Management;
- CPTED Assessment;
- ESD Report;
- BCA Assessment;
- Accessibility Compliance Report;
- Disability Access Review;
- Water Sensitive Urban Design Report;
- Water Management Plan;
- Stormwater Assessment Report;
- Flood Risk Assessment; and
- Waste Management Plan.



7.4 Matters Requiring No Further Assessment

- Heritage (European) – The site is not heritage listed nor is it located in a Conservation Area or in proximity of any heritage items.
- 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.
- Hazard Analysis – the site is not in the proximity of hazardous materials or dangerous goods.



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 10 DP804382, known as 366 Jamison Road, Jamisontown NSW 2750.

The proposed development represents a significant contribution to the supply of aged care housing in the LGA. The proposal is a positive housing and social outcome for the community as it allows older people to age in place.

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.



9 Appendices

Appendix 1 – Draft Architectural Drawings

Appendix 2 – Draft Landscape Architectural Drawings

