

# Notice of decision

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

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| <b>Application type</b>                    | State significant development                    |
| <b>Application number and project name</b> | SSD-45024776<br>Narwee Parklands Seniors Housing |
| <b>Applicant</b>                           | PRINCIPAL HEALTHCARE FINANCE PTY LIMITED         |
| <b>Consent Authority</b>                   | Minister for Planning and Public Spaces          |

### Decision

The A/Director, State Significant Acceleration under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to conditions.

A copy of the development consent, conditions and the Department of Planning and Environment's assessment report is available [here](#).

### Date of decision

11 December 2023

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021
- the objects of the Act;
- the considerations under s 7.14(2) and 7.16(3) of the *Biodiversity Conservation Act 2016* (NSW);
- all information submitted to the department during the assessment of the development application;
- the findings and recommendations in the department's assessment report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the department's assessment report were accepted and adopted as the reasons for making this decision

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including a significant contribution to housing diversity within Narwee to meet the changing needs of an ageing population and the creation of 300 construction jobs and 180 operational jobs;
- the project is permissible with development consent and is consistent with NSW Government policies including the *South District Plan* and the *Canterbury-Bankstown Local Housing Strategy 2020*.
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines; and
- weighing all relevant considerations, the project is in the public interest.

## Attachment 1 – Consideration of Community Views

The applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the EIS was submitted to the department it was placed on exhibition from 14 February 2023 until 13 March 2023 (28 days). 4 submissions were received, including a submission from Council providing comments and three public submission all providing comments.

The key issues raised by the community (including in submissions) and considered in the department's assessment report and by the decision maker include built form visual privacy, landscaping, traffic and parking. Other issues are addressed in detail in the department's assessment report.

**Table 1 | Department's consideration of key issues raised in submissions**

| Issue  | Consideration  |
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| Traffic impact and generation  | <ul style="list-style-type: none"> <li>• The Department considers the traffic impact of the proposal on the surrounding road networks acceptable as:               <ul style="list-style-type: none"> <li>○ traffic modelling undertaken indicates that the level of service at the intersections of Martin Street and Karne Street North and Karne Street North and Shorter Avenue retains a good level of service;</li> <li>○ construction vehicles traffic can be sufficiently be accommodated by the current road network; and</li> <li>○ a resident bus will be utilised to allow residents to travel to and from centres.</li> </ul> </li> <li>• The Department recommended conditions including the implementation of a resident bus service and the implementation of a Green Travel Plan</li> </ul>   |
| Parking <ul style="list-style-type: none"> <li>• Insufficient parking on site</li> </ul>           | <ul style="list-style-type: none"> <li>• The Department considers the proposed amount of parking acceptable as:               <ul style="list-style-type: none"> <li>○ parking provided at the site is compliant with the requirements of the Housing SEPP and is considered to be sufficient for staff and visitors; and</li> <li>○ parking will be contained on site, and includes visitor parking, which will not create a significant increase to on street parking.</li> </ul> </li> <li>• The Department recommended conditions including Green Travel Plan to ensure the minimisation of non-car travel and the preparation of a Construction Worker Transport Strategy which details the provision of sufficient parking facilities or other travel arrangements for construction workers</li> </ul>   |
| Built form <ul style="list-style-type: none"> <li>• Building height</li> <li>• Setbacks</li> </ul> | <ul style="list-style-type: none"> <li>• The Department considers the built form acceptable as:               <ul style="list-style-type: none"> <li>○ the non-compliances with the maximum building height and 45 degree plane development standards are isolated to the south of the site and result in no amenity impacts with regards to overshadowing, visual privacy, noise or loss of outlook for Grove Avenue residents to the north;</li> <li>○ the non-compliances with the development standards maintain solar access to greater than 50% of Richard Podmore Reserve during the winter solstice and provide opportunity for passive surveillance of the reserve; and</li> <li>○ the development is setback a minimum distance of 7m from the northern boundary adjoining the rear boundaries of Grove Avenue residents and will be significantly screened with landscaping to minimise any adverse impacts to visual or acoustic privacy for residents.</li> </ul> </li> </ul> |

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| <p>Visual Privacy</p> <ul style="list-style-type: none"> <li>• Windows and landscaping along the northern boundaries</li> <li>• Reflectivity</li> </ul> | <ul style="list-style-type: none"> <li>• The Department considers visual privacy to be reasonably maintained for surrounding properties and acceptable as: <ul style="list-style-type: none"> <li>○ the development is setback a minimum distance of 7m from the northern side boundary;</li> <li>○ significant tree planting is proposed along the boundary including Blueberry Ash trees with a mature height of 9m; and</li> <li>○ the design does not incorporate extensive glazing and the materials palette indicates minimal reflective surfaces.</li> </ul> </li> </ul>  |
| <p>Landscaping</p> <ul style="list-style-type: none"> <li>• Screening</li> <li>• Treatment</li> <li>• Damage to trees</li> </ul>                        | <ul style="list-style-type: none"> <li>• The Department considered the landscape treatment and landscape screening acceptable as: <ul style="list-style-type: none"> <li>○ the proposed development will utilise both new and transplanted mature tree planting; and</li> <li>○ the proposed privacy landscaping provides adequate screening to surrounding development along the northern boundary.</li> </ul> </li> <li>• The Department recommended conditions including compliance with the Landscape Plan, and Arboricultural report, protection of existing trees to be retained during construction and tree root mapping and protection of Trees 1, 2 and 3</li> </ul> |
| <p>Air quality</p> <ul style="list-style-type: none"> <li>• Emissions from the exhaust</li> </ul>   | <ul style="list-style-type: none"> <li>• The Department considers the emissions from the exhaust can be managed within acceptable limits to prevent impacts to nearby residents as: <ul style="list-style-type: none"> <li>○ mechanical exhaust has been designed to satisfy BCA and Australia standards; and</li> <li>○ adequate exhaust locations have been provided within the roof plant.</li> </ul> </li> <li>• The Department recommended conditions including the compliance the construction of mechanical ventilation with the BCA, NCC and Australian Standards.</li> </ul>  |
| <p>Acoustic impact from roof plants</p>   | <ul style="list-style-type: none"> <li>• The Department considers the noise from the roof plant and exhaust can be managed within acceptable limits to prevent impacts to nearby residents as certification from a mechanical engineer has been provided that the roof exhaust can be acoustically screened.</li> <li>• The Department recommended conditions including the submission of details of noise mitigation measures for all mechanical plants and certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the Noise Policy for Industry.</li> </ul>   |
| <p>Property Value</p>   | <ul style="list-style-type: none"> <li>• The Department has assessed the merits of the proposal in detail at Section 6 of this report and concludes, subject to conditions, the development has acceptable impacts. Therefore, the Department is satisfied the proposal is unlikely to result in any significant adverse impacts on property prices.</li> </ul>  |