

17 November 2022

Michael Cassel
Secretary
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attn: Elena Sliogeris – Principal Planning Officer

Dear Mr Cassel,

Re: Response to Request for Secretary's Environmental Assessment Requirements for the redevelopment of 222 Waldron Road and 138-140 Campbell Hill Road Chester Hill (SSD-49937206)

Thank you for the opportunity to provide input into the Secretary's Environmental Assessment Requirements (SEARs) for the proposed redevelopment of the Abel Tasman Village Seniors Housing. Council recommends that the following matters be included to the draft SEARs to ensure a thorough assessment can be made on the impacts of the proposed development on the surrounding area and ensure detailed design, environmental, social and economic matters are carefully considered in the planning process.

Item/Issue	Additional Recommended Requirements	Justification/Explanation
1. Statutory and Strategic Context	Address the relevant provisions, goals, and strategic planning objectives of the following: <ul style="list-style-type: none"> <i>Community Strategic Plan - CBCity 2028</i> 	Council's Community Strategic Plan sets goals and aspirations for education and the Bankstown City Centre. A development of this type and scale should respond to these aspirations.
	The application must outline compliance with the provisions contained within any relevant legislation, including but not limited to: <ul style="list-style-type: none"> <i>State Environmental Planning Policy (Biodiversity Conservation) 2021</i> <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i> <i>State Environmental Planning Policy (Planning Systems) 2021</i> 	It is important that the applicant gives regard to the relevant strategic legislation as applicable to the subject site and proposed intent for the site. In particular, the site is located on Waldron Road, a State Regional Road and the provisions of Chapter 2 Part 2.3 Division 17 Roads and traffic in the Transport and Infrastructure SEPP must be addressed as well as all other relevant provisions in the SEPPs.
4. Built Form and Urban Design	The design of the development is to consider the following matters: <ul style="list-style-type: none"> Entries & frontage: Design to clearly articulate pedestrian and vehicle entries & frontages. 	These matters are important matters of consideration to ensure the final design of the development creates a high level of amenity and design quality



Item/Issue	Additional Recommended Requirements	Justification/Explanation
	<ul style="list-style-type: none"> • Vehicular entries should be seen from at least 100m away when approaching via Waldron Road (a State Regional Road) • Wayfinding: Clear implementation of signage and road markings to indicate traffic flows and ways of access • Interface Impact to surrounding land uses, particularly on the western and northern boundaries which feature lower scale residential dwellings • Accessible paths of travel to enter and move through the site. • The design and land use should positively contribute as the western entry into the Chester Hill Local Centre. 	
8. Trees and Landscaping	<ul style="list-style-type: none"> • A <i>Landscape Plan</i> should be provided, demonstrating the anticipated treatment of the landscaping and interface of the subject site with the adjoining lower density sites to the west and north. • The Landscape Plan must show the indicative tree canopy of the site at maturity and how it will achieve Council's canopy target of 40% for suburban areas in the Council's LSPS. 	<p>The scoping report does not include information relating to the treatment of the western and northern boundaries of the site. Landscaping should be used to provide an acceptable treatment and interface towards the lower density residential and open space provisions surrounding the site.</p> <p>Achieving the tree canopy targets in Council's LSPS is an important strategic objective of Council and will help reduce urban heat island effect and provide important shading of private and communal open space and the public domain.</p>
10. Traffic, Transport and Accessibility	<p>The SEARs must give regard to the Planning Proposal for Chester Square (PP-2022-1991), particularly the Transport Strategy and Traffic Impact Assessment and traffic modelling outcomes and recommendations (See <i>Appendix K - Chester Square TSTIA (ARUP)</i>).</p>	<p>The development would increase the generation of traffic along Campbell Hill Road intersecting with Waldron Road.</p> <p><i>Appendix K - Chester Square TSTIA (ARUP)</i> advises on the prevailing extent of traffic congestion within the Chester Hill Centre and provides an analysis of the Level of Service (LoS) of key intersection in Chester Hill located near the Planning Proposal site 'Chester Square' at 1 Leicester Street, Chester Hill.</p>



Item/Issue	Additional Recommended Requirements	Justification/Explanation
17. Contamination and Remediation	It is important that the legacy of contaminating uses from the previous service station use at 138-140 Campbell Hill Road, Chester Hill is appropriately addressed and that any matters relating to the remediation of the lands for the intent of the development are satisfactorily addressed in consultation with Council's Environmental Assessments' team.	138-140 Campbell Hill Road Chester Hill was a former petrol station site. This must be addressed as a matter for consideration within the EIS to be developed for this SSDA.
27. Engagement	<p>Consultation should be undertaken with residents and landowners within an 800m walking catchment of the development, noting:</p> <ul style="list-style-type: none"> • Intent of the proposal • Expected duration of construction and staging • Anticipated impacts resulting from the development 	Residents and registered proprietors of the nearby village centre of Sefton will likely experience significant impacts caused by increases in traffic generation and construction disturbance as generated by the development.

Additional matters for consideration

Council notes the SSDA and calculation of FSR and total uplift the applicant is seeking for the site is dependent on the future 'R4 High Density Residential' zoning as proposed by Council in the draft Consolidated Canterbury Bankstown LEP. Should the Department choose not to proceed with the intended rezoning of the SP2 Educational Establishment land on the site to R4, the Housing SEPP *Clause 87 'Additional floor space ratios'* which the applicant appears to rely upon will not be available if the land remains SP2 zoned. A separate, site-specific Planning Proposal would be required to facilitate development of the SP2 zoned land.

Thank you for the opportunity to provide this input. We trust the Department will incorporate the above items into the SEARs or provide this information directly to the Proponent. Council staff are available to discuss any of the above matters if required. Should you wish to discuss further, please feel free to contact Jackson Caires via email, Jackson.Caires@cbc.city.nsw.gov.au or by phone on 02 9707 9411.

Sincerely,

Patrick Lebon
Coordinator, Strategic Assessments
City Strategy and Design



File Ref. No: FRN22/3909 BFS22/5649 8000024637
TRIM Doc. No: D22/97265
Contact: A/ Inspector Aaron Ross

07th November 2022

Elena Sliogeris
NSW Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Elena,

Re: Advice on Secretary's Environmental Assessment Requirements (SEARs) – Abel Tasman Village Seniors Housing – 222 Waldron Road & 138-140 Campbell Hill Road Chester Hill NSW (SSD-49937206)

Fire and Rescue NSW (FRNSW) acknowledge correspondence received on 02 November 2022, requesting input into the preparation of the SEARs for the Abel Tasman Village Seniors Housing – 222 Waldron Road & 138-140 Campbell Hill Road Chester Hill NSW (SSD-49937206). FRNSW have reviewed the SEARs along with the Scoping Report and make the following comments:

There is currently insufficient information available regarding the fire safety and emergency response management aspects of the project. FRNSW requests to be consulted and given the opportunity to review and provide comment regarding the proposed fire and life safety systems at the preliminary and final design phases of the project.

For further information please contact the Operational Liaison and Special Hazards Unit, referencing FRNSW file number BFS22/5649. Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "James O'Carroll".

Superintendent James O'Carroll
Manager
Operational Liaison and Special Hazards Unit

Cc: elena.sliogeris@dpie.nsw.gov.au

8 November 2022

Elena Sliogeris

Department of Planning and Environment
elena.sliogeris@dpie.nsw.gov.au

**RE: Sydney Water input to SEARs for SSD-49937206 Abel Tasman Village Seniors
Housing at 222 Waldron Road and 138-140 Campbell Hill Road, Chester Hill**

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements for the abovementioned proposal, which proposes the concept plan for a seniors housing development comprising 5 buildings and Stage 1 Development Application for Building A (39 x ILUs over 6-7 storeys. Building B (residential care facility comprising 106 beds) and Building R (16 ILUs over 4 storeys). We have reviewed the proposal and provide the following comments for your consideration.

Growth Data

- Sydney Water supports government-backed growth initiatives within our area of operations and endeavours to provide services in a timely and prudent manner that delivers cost-effective water and wastewater infrastructure whilst not impacting our current customer base economically, environmentally, or unduly impacting current service levels.
- To fully support all growth and developments and to fully assess proposed developments, we require both the **anticipated ultimate and annual growth** data for this development as attached in Appendix 1, be fully populated and returned to Sydney Water.
- Sydney Water acknowledges that timescales and final growth numbers may alter, however, in order to provide robust servicing advice and to investigate the potential for staged servicing to meet timescales, we require a realistic indication of demand and staging timescales. Failure to provide this may result in Sydney Water being unable to formulate robust planning requirements.
- **The Growth Data Form in Appendix 1 should be completed and provided to the Growth Planning Team via urbangrowth@sydneywater.com.au and be provided within 4 weeks of this letter.**

Sydney Water requests that the Department of Planning, Industry and Environment include the following Secretary's Environmental Assessment Requirements relating to the provision of water-related services for the subject site

Water-related Infrastructure Requirements

1. The proponent of development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water (if required) services have been made.
2. **The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset,** including any easement or property. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
3. Strict requirements for Sydney Water's stormwater assets (for certain types of development) may apply to this site. The proponent should ensure that satisfactory steps/measures been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets. The proponent should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.
4. As this development creates trade wastewater, Sydney Water has trade wastewater requirements which need to be met. By law, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. The proponent must obtain Sydney Water approval for this permit before any business activities can commence. Given this development comprises industrial operations, wastewater may discharge into a sewerage area that is subject to wastewater reuse.
Please contact Sydney Water's Business Customer Services to send your permit application or to find out more information. They can be contacted at the following email address: businesscustomers@sydneywater.com.au.

Integrated Water Cycle Management

5. The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development.

If you require any further information, please do not hesitate to contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'K. Leitch', with a stylized flourish at the end.

Kristine Leitch

Commercial Growth Manager

City Growth and Development, Business Development Group

Sydney Water, 1 Smith Street, Parramatta NSW 2150