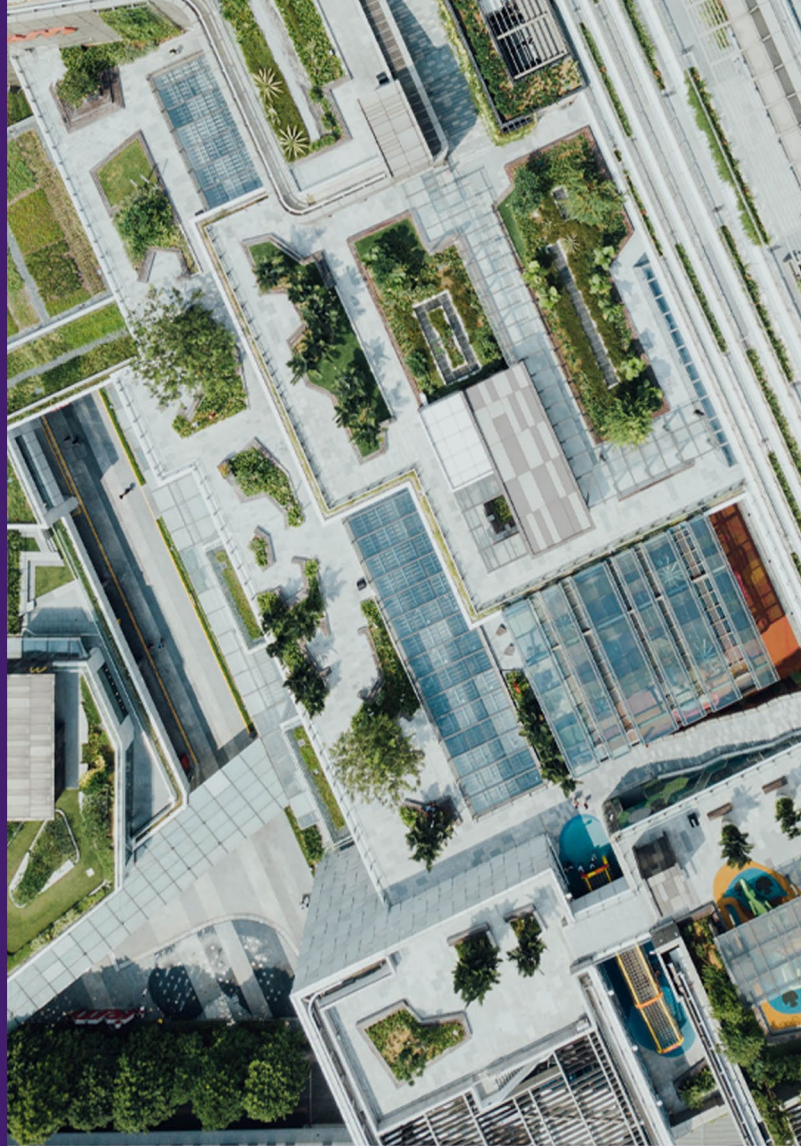




366 Jamison Road,
Jamisontown NSW
2750

**Environmental Impact Statement for
State Significant Development
Application**

On behalf of SummitCare Penrith

17 July 2025

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

Kate Bartlett

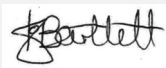
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Revision	Revision Date	Status	Authorised	
			Name	Signature
V1	19 December 2024	Draft	Kate Bartlett	
V2	17 March 2025	Final Draft	Kate Bartlett	
V3	14 July 2025	Post ToA	Kate Bartlett	
V4	17 July 2025	Final	Kate Bartlett	

* 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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REAP Declaration

Project Details

Project Name	SummitCare Seniors Housing Jamisontown, Penrith
Application Number	SSD-68603709
Land Address	366 Jamison Road, Jamisontown NSW 2750

Applicant Details

Applicant Name	Centurion Project Management Pty Ltd
Applicant address	Level 26, 1 Bligh Street Sydney NSW 2000

Details of person by whom this EIS was prepared

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Declaration by registered environmental assessment practitioner

Name	Kate Bartlett, Director at The Planning Studio
Registration Number	Planning Institute of Australia Member No. 142078
Organisation Registered with	Planning Institute of Australia
Declaration	The undersigned declares that this EIS: • has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021; • contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the EIS relates; • does not contain information that is false or misleading;

REAP Declaration

Project Details

- addresses the Planning Secretary's environmental assessment requirements (SEARs) for the project;
- identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments;
- has been prepared having regard to the Department's State Significant Development Guidelines - Preparing an Environmental Impact Statement;
- contains a simple and easy to understand summary of the project as a whole, having regard to the economic, environmental and social impacts of the project and the principles of ecologically sustainable development;
- contains a consolidated description of the project in a single chapter of the EIS;
- contains an accurate summary of the findings of any community engagement; and
- contains an accurate summary of the detailed technical assessment of the impacts of the project as a whole.

Signature



Date

17 July 2025

Table of Contents

1	Summary.....	1
2	Introduction	2
2.1	Project Description.....	4
2.2	Project Team	8
2.3	Project Objectives	9
2.4	Background.....	10
2.4.1	Pre-lodgement meetings with Council	10
2.4.2	SEARs.....	10
2.5	Related development.....	10
2.6	Existing Consents.....	10
3	Strategic Context	13
3.1	The Proponent.....	13
3.2	Strategic and Statutory Planning Background.....	13
3.3	Project justification.....	13
3.3.1	Do Nothing	14
3.3.2	Design Alternatives	14
3.3.3	Impact of the development on site context.....	14
3.4	NSW Premier’s Priorities	15
3.5	Greater Sydney Region Plan: A Metropolis of Three Cities.....	15
3.6	Western City District Plan.....	20
3.7	Greater Penrith to Eastern Creek Investigation Area Strategic Framework	25
3.8	Penrith Local Strategic Planning Statement.....	31
3.9	Penrith Local Housing Strategy.....	33
3.10	Penrith City Council's Cooling the City Strategy	35
3.11	Future Transport Strategy.....	35
3.12	Better Placed	36
3.13	Greener Places	39
3.14	Better Placed - Connecting with Country Framework.....	40
4	Key Site Features.....	41
4.1	Cumulative Impacts.....	45
5	Project	47
5.1	The Proposal	47

5.2	Demolition and Earthworks	51
5.3	Built Form and Design.....	53
5.4	Building Materials and Finishes	61
5.5	Landscape and Public Domain	61
5.6	Tree Removal and Retention	64
5.7	Management of Construction Activities	64
5.8	Stormwater Management	64
5.9	Transport, Parking and Access.....	66
5.10	Waste	67
5.11	Environmentally sustainable development	69
5.12	Provisional Delivery Program	70
6	Statutory Context.....	71
6.1	Statutory Requirements.....	71
7	Community Engagement	76
7.1	Informing the neighbourhood	76
7.2	Community Consultation session.....	76
7.3	Community feedback	76
7.4	Key findings.....	77
8	Potential Environmental Impacts.....	79
8.1	Design Quality	79
8.1.1	Existing Environment	79
8.1.2	Potential Impacts.....	80
8.1.3	Mitigation Measures.....	80
8.2	Built Form and Urban Design	81
8.2.1	Existing Environment	81
8.2.2	Potential Impacts and Key Urban Design Matters	82
8.2.3	Mitigation Measures.....	83
8.3	Environmental Amenity	91
8.3.1	Pedestrian Wind Environment	91
8.3.2	View Analysis	93
8.3.3	Overshadowing	93
8.3.4	Solar Amenity	95
8.3.5	Ventilation	96
8.3.6	Visual Privacy	97
8.3.7	Apartment Design Guide	98

8.4	Visual Impact.....	104
8.4.1	Existing Environment	104
8.4.2	Potential Impacts.....	104
8.4.3	Mitigation Measures.....	106
8.5	Public Space	107
8.5.1	Existing Environment	107
8.5.2	Potential Impacts.....	108
8.5.3	Mitigation Measures.....	108
8.6	Trees and Landscaping	110
8.6.1	Existing Environment	110
8.6.2	Potential Impacts.....	111
8.6.3	Mitigation measures	111
8.7	Ecologically Sustainable Development.....	112
8.7.1	Existing Environment	112
8.7.2	Potential Impacts.....	113
8.7.3	Mitigation Measures.....	113
8.8	Traffic, Transport and Accessibility	115
8.8.1	Existing Environment	115
8.8.2	Potential Impacts.....	116
8.8.3	Mitigation Measures.....	116
8.9	Biodiversity	118
8.9.1	Existing Environment	118
8.9.2	Potential Impacts.....	118
8.9.3	Mitigation Measures.....	119
8.10	Noise and Vibration	120
8.10.1	Existing Environment	120
8.10.2	Potential Impacts.....	120
8.10.3	Mitigation Measures.....	121
8.11	Ground and Water Conditions	122
8.11.1	Existing Environment	122
8.11.2	Potential Impacts.....	123
8.11.3	Mitigation Measures.....	123
8.12	Water Management	125
8.12.1	Existing Environment	125

8.12.2	Potential Impacts.....	125
8.12.3	Mitigation Measures.....	125
8.13	Flood Risk.....	126
8.13.1	Existing Environment.....	126
8.13.2	Potential Impacts.....	126
8.13.3	Mitigation Measures.....	127
8.14	Hazard and Risks.....	127
8.14.1	Existing Environment.....	127
8.14.2	Potential Impacts.....	128
8.14.3	Mitigation Measures.....	128
8.15	Contamination and Remediation.....	129
8.15.1	Existing Environment.....	129
8.15.2	Potential Impacts.....	130
8.15.3	Mitigation Measures.....	131
8.16	Waste.....	131
8.16.1	Existing Environment.....	131
8.16.2	Potential Impacts.....	131
8.16.3	Mitigation Measures.....	132
8.17	Aboriginal Cultural Heritage.....	132
8.17.1	Existing Environment.....	132
8.17.2	Potential Impacts.....	133
8.17.3	Mitigation Measures.....	133
8.18	Environmental Heritage.....	133
8.19	Social Impact.....	134
8.19.1	Existing Environment.....	134
8.19.2	Potential Impacts.....	135
8.19.3	Mitigation Measures.....	136
8.20	Infrastructure Requirements and Utilities.....	136
8.20.1	Existing Environment.....	137
8.20.2	Potential Impacts.....	137
8.20.3	Mitigation Measures.....	138
8.21	Bush Fire risk.....	138
8.22	Aviation.....	139
8.23	Staging.....	139

8.24	Contributions and Public Benefit.....	139
9	Project Justification.....	140
9.1	Project Design.....	140
9.2	Strategic Context.....	141
9.3	Statutory Context.....	141
9.4	Community Engagement.....	141
9.5	Likely Impacts of the Proposal	141
9.5.1	Natural Environment.....	141
9.5.2	Built Environment	142
9.6	Contributions	143
9.7	Suitability of the Site	143
9.8	Public Interest.....	144
10	Conclusion	145
11	Appendices	146
	Appendix 1: Architectural Drawings	146
	Appendix 2: Architectural Urban Design Report	146
	Appendix 3: Aboriginal Cultural Heritage Assessment Report	146
	Appendix 4: Arboricultural Impact Assessment Report	146
	Appendix 5: Access Report	146
	Appendix 6: BCA Report	146
	Appendix 7: Biodiversity Assessment Report Waiver.....	146
	Appendix 8: Clause 4.6 Variation Request	146
	Appendix 9: Construction Traffic Management Plan	146
	Appendix 10: CPTED Assessment	146
	Appendix 11: Community Engagement Table	146
	Appendix 12: Estimated Development Cost Report.....	146
	Appendix 13: Flood Impact and Risk Assessment.....	146
	Appendix 14: Green Travel Plan.....	146
	Appendix 15: Hazardous Materials Management Survey.....	146
	Appendix 16: Infrastructure Report.....	146
	Appendix 17: Integrated Water Management Plan	146
	Appendix 18: Landscape Plans.....	146
	Appendix 19: Noise and Vibration Impact Assessment	146
	Appendix 20: Preliminary Geotechnical Investigation	146
	Appendix 21: Preliminary Site Investigation.....	146
	Appendix 22: Statutory Compliance Table	146
	Appendix 23: SEARs Items and Mitigation Measures Table	146

Appendix 24: Section J Alternative Solution Assessment	146
Appendix 25: Sustainability Report	146
Appendix 26: Social Impact Assessment	146
Appendix 27: Survey	146
Appendix 28: Traffic and Parking Impact Assessment	146
Appendix 29: Waste Management Plan – Demolition and Construction	147
Appendix 30: Waste Management Plan – Operational	147
Appendix 31: Project Delivery Programme	147
Appendix 32: Pedestrian Wind Environment Statement	147
Appendix 33: Visual Impact Assessment	147
Appendix 34: BDAR Waiver Determination	147
Appendix 35: Estimated Development Cost Cover Letter	147

Schedule of Figures and Tables

Figure 1: Structure Plan for the Western City District – urban area north (Western City District Plan)	21
Figure 2: Site location (SIX Maps)	41
Figure 3: Existing aged care facility (SummitCare Penrith)	42
Figure 4: Existing aged care facility (SummitCare Penrith)	42
Figure 5: Photomontage of proposed design (Jackson Teece)	49
Figure 6: Demolition plan (Jackson Teece)	52
Figure 7: Site plan (Jackson Teece)	55
Figure 8: Basement 1 Plan (Jackson Teece)	56
Figure 9: Ground Floor Plan (Jackson Teece)	56
Figure 10: Level 1 Floor Plan (Jackson Teece)	57
Figure 11: Level 2 Floor Plan (Jackson Teece)	57
Figure 12: Level 3 Floor Plan (Jackson Teece)	58
Figure 13: Level 4 Floor Plan (Jackson Teece)	58
Figure 14: Roof Plan (Jackson Teece)	59
Figure 15: Building A Elevations (Jackson Teece)	59
Figure 16: Building B Elevations (Jackson Teece)	60
Figure 17: Building C Elevations (Jackson Teece)	60
Figure 18: Community Building Elevations (Jackson Teece)	61
Figure 19: Building material palette (Jackson Teece)	61

Figure 20: Community Hub Courtyard, view looking south towards proposed misting water feature (Jackson Teece)	63
Figure 21: Landscape Plan (Arterra).....	63
Figure 22: PLEP 2010	72
Figure 23: Public View Points as contained in the VIA (Jackson Teece).....	106
Figure 24: Commercial and residential receivers within the vicinity of the site (Pulse White Noise Acoustics)	121
Figure 25: Environmental concern and contaminants of potential concern on the site (Martens and Associates).....	130

REAP Declaration	iii
Table 1 – Summary of Proposed Development.....	5
Table 2 – Project Team	8
Table 3 – Council Historical Site Record	11
Table 4 – Consistency with Greater Sydney Region Plan 2056.....	17
Table 5 – Consistency with Western City District Plan.....	21
Table 6 – Greater Penrith to Eastern Creek Investigation Area Strategic Framework ...	26
Table 7 – Consistency with LSPS.....	31
Table 8 – Consistency with the Housing Strategy	34
Table 9 – Consistency with Better Placed Objectives for Good Design	36
Table 10 – Key Site Summary	42
Table 11 – Cumulative Impacts	45
Table 12 – Summary of Proposed Development.....	49
Table 13 – Statutory Context	71
Table 14 – Schedule 8 Design Principles, Housing SEPP	83
Table 15 – Design Principles, Seniors Housing Design Guide.....	86
Table 16 – Design Principles, Schedule 9 of the Housing SEPP.....	100
Table 17 – Visual Impact Assessment Findings.....	105
Table 18 – Summary of risks	128

Summary

This EIS has been prepared by The Planning Studio NSW Pty Ltd (The Planning Studio) on behalf of SummitCare Penrith (ABN - 54 829 537 883) in support of a State Significant Development Application (SSDA) (SSD-68603709) in relation to 366 Jamison Road, Jamisontown NSW 2750 (Lot 10 DP 804382).

The proposal seeks approval for 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.

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.

The broad objectives of the project are to:

- **High Quality Design:** Deliver a logical and orderly redevelopment of the existing aged care facility on the site, that builds on and is consistent with the high standard of building quality and urban design already established on the site.
- **Connecting with Country:** Utilise a landscape led approach, starting with Country, to ensure the proposal is guided by cultural design principles and local Darug elders, knowledge holders and story tellers.
- **Integrated Landscape Design:** Achieve a landscape led approach the appropriately integrates the public domain with the built form to create well designed, permeable and activated communal and public spaces.
- **High-Amenity Communal Spaces:** Provide well-considered and diverse open and communal spaces for residents across the site, that incorporates green infrastructure to enhance the well-being of residents.
- **Sustainability:** Create a sustainable place, that utilises green and resource efficient technologies to service, ventilate and cool the development.
- **Community Needs and Preferences:** Add to the high standard of residential care established within the site, and continue to provide high quality residential care and services to the local community.

Development for the purposes of seniors' housing with a capital investment value ('**CIV**') that exceeds \$30 million and includes a residential care facility ('**RCF**') is State Significant Development ('**SSD**') under Schedule 1 of the State Environmental Planning Policy (Planning Systems) 2021. The cost report confirms the application of this approval pathway to this SSDA and is provided at **Appendix 12: Estimated Development Cost Report and Appendix 35: Estimated Development Cost Cover Letter**. The cost of the development has been calculated to be **\$62,554,686 excl. GST**.



2 Introduction

This EIS has been prepared by The Planning Studio NSW Pty Ltd (The Planning Studio) on behalf of SummitCare Penrith (ABN - 54 829 537 883) in support of an State Significant Development Application (SSDA) that seeks approval for 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 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 facilities. In addition to service and care functions, the project will have integrated communal landscaped spaces, an ancillary café, outdoor seating and entry plaza and a swimming pool and gym designed to provide improved amenity for the residents.

This EIS has been prepared in response to the Planning Secretary's Environmental Assessment Requirements (SEARs) (SSD-68603709) that was issued in relation to this SSDA on 21 March 2024. It provides an assessment of compliance with the statutory and strategic planning framework, and all other potential environmental impacts.

The Environmental Impact Assessment Guidelines for SSDAs that are lodged under Part 4 of the Environmental Planning and Assessment Act 1979 No. 203 ('EP&A Act') have been addressed by this EIS, in addition to the relevant considerations under Section 4.15 of the EP&A Act. This EIS adopts the following structure:

- **Introduction:** Project introduction, objectives and background.
- **Strategic Context and Site Description:** Outline of the strategic context and key features for the site, including:
 - Identification of key strategic policies.
 - Analysis of the site and the surrounding local context.
 - Analysis of cumulative environmental impacts.
- **Project Description:** Detailed description of the proposed development.
- **Statutory Context:** Overview of the statutory planning framework for the site, as relevant to this SSDA.
- **Engagement:** Overview of the framework for community engagement and engagement activities undertaken.
- **Assessment of Impacts:** Response to issues that are identified by the SEARs.
- **Justification of Project:** Comprehensive evaluation of the project.

This EIS should be reviewed in conjunction with the supporting documentation that has been submitted in support of this SSDA. This appended documentation has been referenced as necessary throughout this EIS and is attached in the following appendices:

Appendix 1: Architectural Drawings

Appendix 2: Architectural Urban Design Report

Appendix 3: Aboriginal Cultural Heritage Assessment Report



Appendix 4: Arboricultural Impact Assessment Report

Appendix 5: Access Report

Appendix 6: BCA Report

Appendix 7: Biodiversity Assessment Report Waiver

Appendix 8: Clause 4.6 Variation Request

Appendix 9: Construction Traffic Management Plan

Appendix 10: CPTED Assessment

Appendix 11: Community Engagement Table

Appendix 12: Estimated Development Cost Report

Appendix 13: Flood Impact and Risk Assessment

Appendix 14: Green Travel Plan

Appendix 15: Hazardous Materials Management Survey

Appendix 16: Infrastructure Report

Appendix 17: Integrated Water Management Plan

Appendix 18: Landscape Plans

Appendix 19: Noise and Vibration Impact Assessment

Appendix 20: Preliminary Geotechnical Investigation

Appendix 21: Preliminary Site Investigation

Appendix 22: Statutory Compliance Table

Appendix 23: SEARs Items and Mitigation Measures Table

Appendix 24: Section J Alternative Solution Assessment

Appendix 25: Sustainability Report

Appendix 26: Social Impact Assessment

Appendix 27: Survey

Appendix 28: Traffic and Parking Impact Assessment

Appendix 29: Waste Management Plan – Demolition and Construction

Appendix 30: Waste Management Plan – Operational

Appendix 31: Project Delivery Programme

Appendix 32: Pedestrian Wind Environment Statement

Appendix 33: Visual Impact Assessment

Appendix 34: BDAR Waiver Determination

Appendix 35: Estimated Development Cost Cover Letter



2.1 Project Description

The SSDA 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 at 366 Jamison Road, Jamisontown NSW 2750.

The detailed SSDA consists of the following –

- Demolition of the existing residential care facility (RCF) and construction of new seniors housing and residential care facility to be contained within 4 distinct buildings.
 - **Building A:** Part 4 part 5 storeys consisting of 5 x one-bedroom independent living units (ILUs), 24 x two-bedroom ILUs and 5 x three-bedroom ILUs; a total of 34 units. Building A also contains a workshop on the ground floor level and a game room on level 4.
 - **Building B:** Part 4 part 5 storeys consisting of 5 x residential aged care rooms (RCRs), 1 x one-bedroom ILUs, 19 x two-bedroom ILUs and 6 x three-bedroom ILUs; a total of 26 units and 5 RCRs. Building B also contains communal lounge / kitchen / dining area, a nurse station, Dirty Utility Room (DUT) and Clean Utility Room (CLUT) servicing the RCRs on the ground floor level. The ground floor also contains a General Manager Office, Care Manager Office, Sales Office access lobby) and double height lounge at ground floor. Both Building B and D are interconnected on the ground floor.
 - **Building C:** Part 4 part 5 storeys consisting of 1 x one-bedroom ILUs, 27 x two-bedroom ILUs and 5 x three-bedroom ILUs; a total of 33 units.
 - **Building D:** single storey and is interconnected with Building B, consisting of a reception area, kitchen, café, multi-purpose function room, private dining, storage room and WC amenities on the ground floor. An indoor pool with an outdoor terrace, salon room, two spa rooms, jacuzzi room, gym and WC amenities in the basement. The ground floor level of Building D will be open to the community for use.
- The development will have a total amount of 93 ILUs and 5 RCR. The ILUs will contain a total of 16 x 3-bedroom apartments, 70 x 2-bedroom apartments and 7 x 1 bedroom apartments.
- Basement car park to accommodate 99 resident car spaces, 13 visitor car spaces and 5 staff car spaces (totalling 117 car spaces with 17 accessible car spaces) with 1 service car space and 2 wash bays. The provision of basement services including plant rooms, switch room, rainwater tank, waste rooms, storage rooms / cages, laundry, staircase and lift cores and lobbies.
- The development proposes vehicular access from McNaughton Steet for ambulance and a drop off / pick up area with 3 visitor car spaces (including 2 accessible spaces). An additional two vehicular access points are proposed from Harris Street which provides a service access to the ground floor loading/unloading area and access to the basement car parking level.



- Various pedestrian access points are provided with 1 access point from Harris Street, 2 access points from the existing Council car park fronting Jamison Road and 3 access points from McNaughton Street.
- New landscape design that will include the planting of new native trees with the retention of some significant trees and proposes amenities including lawns and gardens, a green roof, water features / sculptures, courtyards, pavements, outdoor seating, café terrace area, green roof and entry plaza.
- The development seeks to remove 95 trees, retain 14 trees and plant 164 new native trees.
- To ensure compliance with accessibility requirements, the development proposes:
 - 17 accessible car spaces within the basement level
 - 2 accessible car spaces on the ground floor level
 - All ILUs and RCRs will be designed to ensure equitable access.
 - All common areas, circulation spaces building entrances have suitable accessible path of travel
 - Accessible bathroom facilities in all communal areas
 - Lift cores within all four buildings of the development providing access to all levels.

The cost of development for the proposal has been calculated to be **\$62,554,686 excl. GST**, refer to **Appendix 12: Estimated Development Cost Report** and **Appendix 35: Estimated Development Cost Cover Letter** prepared by Centurion Quantity Surveying Pty Ltd.

A summary of the proposed development is provided in the table below.

Table 1 – Summary of Proposed Development	
Planning Matter	Proposed
Site Area (m ²)	11,116.7m ²
Building Height (9.5m + 3.8m = 13.3m under Housing SEPP) Service Equipment atop of rooftop (11.5m under Housing SEPP)	<u>Building A:</u> • Building Height: 16.8m • Service Equipment Height: 1.4m above topmost roof level • Total Height: 18.2m <u>Building B:</u> • Building Height: 16.3m • Service Equipment Height: 1.4m above topmost roof level • Total Height: 17.7m



Table 1 – Summary of Proposed Development

Planning Matter	Proposed
	<u>Building C:</u> • Building Height: 17.4m • Service Equipment Height: 1.4m above topmost roof level • Total Height: 18.8m <u>Building D:</u> • Total Height: 7m • No service equipment located on roof of Building D.
Height in storeys	Part 4 and part 5 storeys (Buildings A to C) 1 storey (Building D)
Gross Floor Area (GFA)	13,674m ²
Floor Space Ratio (FSR)	0.81:1
Residential Unit Breakdown (ILUs)	1-Bedroom: 7 (7.5%) 2-Bedrooms: 70 (75.3%) 3-Bedrooms: 16 (7.5%) Total: 93
Residential Aged Care Facility Rooms (RCR)	5
Solar Access (70% required)	2-hour solar: 73 (78.5%) 1-hour solar: 15 (16.1%) No solar: 5 (5.4%)
Cross Ventilation (60% required)	60 (64.5%)
Landscaped Area - Deep soil	SEPP = 2,328m² (22.7%) ADG = 2,013m² (18.1%)
Communal Space	2,114m² (internal) 4,157m² (external)



Table 1 – Summary of Proposed Development

Planning Matter	Proposed
Setbacks	<u>Basement</u> Front Setback (Jamison Road / North) - Min 6.5m Side Setback (East) - 1.8m to 6.5m Side Setback (West) - Nil to 6.5m Rear Setback (South) - Min 4m <u>Building A</u> Front Setback (Jamison Road / North) - Min 6.5m Side Setback (Harris Street / West) - Min 6.177m Rear Setback (South) - Min 10.9m <u>Building B</u> Front Setback (Jamison Road / North) - Min 6.5m <u>Building C</u> Front Setback (Jamison Road / North) - Min 6.5m Side Setback (McNaughton Street / East) - 5.85m Rear Setback (South) - Min 17m <u>Building D</u> Side Setback (East) - 6.177m Side Setback (West) - Min 4.95m
Parking	<u>Basement:</u> ILU: 98 spaces RCF: 1 space Staff: 5 spaces Visitor: 13 spaces Service: 1 space Wash Bays: 2 space <u>Ground floor:</u> Accessible visitor car spaces: 2 Visitor car space: 1 Total: 120 car spaces / 1 service bay / 2 wash bays



Table 1 – Summary of Proposed Development

Planning Matter	Proposed
Ambulance Bay / Drop Off & Pick Up	<u>Ground floor:</u> Ambulance Bay: 1 space Drop Off & Pick Up: 1 space

2.2 Project Team

The SSDA and SEE Report have been prepared on behalf of the applicant SummitCare Penrith.

Table 2 – Project Team

Item	Consultant
Architect/Visual Impact	Jackson Teece
Project Manager	Centurion Project Management
Town Planning / CPTED / SIA	The Planning Studio
Access / BCA	BCA Logic
Acoustic	Pulse White Noise Acoustics
Aboriginal Cultural Heritage	GML Heritage
Arborist	Naturally Trees
BDAR	Land Eco Consulting
Building Services / Infrastructure	ADP
Civil and Flood Engineering	TTW
Connecting with Country	The Gaimaragal Group
Contamination / Geotechnical	Martens Consulting Engineers
Cost (QS)	Centurion Quantity Surveying Pty Ltd



Table 2 – Project Team	
Item	Consultant
ESD	E - Lab Consulting
Section J Assessment	Efficient Living
Landscape / Visual Impact	Arterra
Structure	Northrop
Survey	Pinnacle Lane Surveyors
Traffic	Mclaren Traffic Engineering
Waste	Waste Audit & Consultancy Services
Wind	Windtech

2.3 Project Objectives

The vision of the proposal is to create a world class seniors housing development that activates and integrates with the public domain and provides a high-quality built form which is an upgrade to the existing RCF on the site.

The broad objectives of the project are to:

- **High Quality Design:** Deliver a logical and orderly redevelopment of the existing aged care facility on the site, that builds on and is consistent with the high standard of building quality and urban design already established on the site.
- **Connecting with Country:** Utilise a landscape led approach, starting with Country, to ensure the proposal is guided by cultural design principles and local Darug elders, knowledge holders and story tellers.
- **Integrated Landscape Design:** Achieve a landscape led approach the appropriately integrates the public domain with the built form to create well designed, permeable and activated communal and public spaces.
- **High-Amenity Communal Spaces:** Provide well-considered and diverse open and communal spaces for residents across the site, that incorporates green infrastructure to enhance the well-being of residents.
- **Sustainability:** Create a sustainable place, that utilises green and resource efficient technologies to service, ventilate and cool the development.
- **Community Needs and Preferences:** Add to the high standard of residential care established within the site and continue to provide high quality residential care and services to the local community.



2.4 Background

2.4.1 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. At both meetings, Council was broadly supportive of the scheme, with a number of matters to be considered further. Council's feedback included:

- 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 PLEP2010.
- 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 (ADG).

Since then, the planning system in NSW has been updated to include seniors housing developments with a Capital Investment Value (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.

Ongoing informal discussions have occurred with Penrith Council planners, and they are aware that the application will be submitted under the SSDA framework.

2.4.2 SEARs

On 12 March 2024 a SEARs request (SSD-68603709) was submitted to the Department of Planning, Housing and Infrastructure (DPHI). The SEARs was issued in relation to this SSDA on 21 March 2024. This SSDA including the EIS has been prepared in response to the SEAR. It provides an assessment of compliance with the statutory and strategic planning framework, and all other potential environmental impacts.

2.5 Related development

The site contains an existing RCF, 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 its 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.

2.6 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).

Table 3 – Council Historical Site Record			
Lot ID	Year	Record No.	Description
Lots 95/103 and 116, Section A, D.P. 1687	1966	5/67	Consent for a private hospital.
Lot 95-103 & 116	1966	S/479/66	Approval for a hospital.
Lot 95/103&116	1971	S/9377	Approval for hospital additions.
Lot 195/103 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 a building extension.
Lots 95-103; Lot 116 DP 1687 and Lot 21 DP263957	1989	26/89	Consent 26/89 for an extension to Jamison Private Hospital to be used as an obstetrics unit at Lot 103.
Lot No: 95-104/116 DP1687	1989	020655	Approval for extension to Jamison Private Hospital to be used as obstetrics unit.
Lot 10 DP 804382	1992	N/A	Approval for awning at Lot 10 366 Jamison Road Jamisontown.
Lot 10 DP 804382	1992	034004	Approval for an 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 an oxygen Tank Holder.
Lot 10 DP 804382	1994	BLD 943681	Approval for construction of a garage.



Table 3 – Council Historical Site Record

Lot ID	Year	Record No.	Description
Lot 10 DP 804382	1994	BLD 944590	Approval for a hospital with 30 beds.



3 Strategic Context

3.1 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.

3.2 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 the 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 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 RCF State Environmental Planning Policy (Housing) 2021 (Housing SEPP) applies to the proposal. Refer to **Section 6 (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 - Medium Density Residential zone apply to the northern part of the site, 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).

3.3 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 Royal Commission and enables the site to operate as a local hub for those in the community as they age. The ILUs in the R3 zoned portion of the site will help to enable seniors live independently, but in a communal and supported environment. The RCF also located in the R3 zoned portion of the site, 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. The development provides communal / multi purpose facilities and administrative services that are open to the public as part of the RCF within the R2 zoned portion of the site which will benefit the residents mental and physical wellbeing.

3.3.1 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.

3.3.2 Design Alternatives

The project has been driven by deficiencies with the existing RCF development. The renewal of facilities underway is based on approved DAs 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. This is detailed in the Urban Design Report, prepared by Jackson Teece, **Appendix 2: Architectural Urban Design Report**. Alternative options for the proposed development were continually assessed for town planning merit. We illustrate the evolution of the current design in the EIS.

3.3.3 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.



3.4 NSW Premier's Priorities

The premier's priorities aim to enhance the quality of life for people in NSW and tackle key social issues identified by the former NSW Government. The following priorities set by the former NSW Government are relevant to this SSDA:

- Great public spaces

The proposed development will present new landscaped pedestrian access points along the Harris Street and McNaughton Street streetscapes and from the existing Council car park located along Jamison Road. The access points provide direct access to the outdoor seating areas and garden areas. Other aspects of the proposed landscape design are also considered to complement the priority of delivering great public spaces.

- A strong economy

This SSDA supports the trend of promoting independent living opportunities for seniors, which will improve the availability of other housing typologies for different demographic groups. Ultimately, this will alleviate supply-side pressure on the housing market to support a stronger economy.

- Well-connected community quality local environment

This SSDA will deliver the redevelopment of an established, but dated, residential care facility and its conversion into a new seniors housing development that also includes a RCF. This will provide an opportunity for more senior residents to 'age in place' within the socially cohesive and diverse community of Penrith. It has been established throughout this EIS that a high-quality design outcome has been achieved by the proposed development.

The construction and operation of the proposed development will create additional jobs at the site of a significant employment-generating land use. This will support the local community in regard to opportunities for employment, in addition to the overarching goal of facilitating a stronger economy.

It has been established throughout this EIS that the proposed development will not result in any unacceptable adverse environmental impact. With further regard for the high-quality design outcome that has been achieved by the proposed development, the goal of providing 'quality environments' has been complemented by this SSDA.

It is noted that the above-listed priorities were established by the previous NSW Government and are in the process of being reviewed and updated.

3.5 Greater Sydney Region Plan: A Metropolis of Three Cities

The Greater Sydney Regional Plan 2056 was published in March 2018 and sets out a vision, objectives, strategies, and actions for a metropolis of three cities across Greater Sydney. The Plan replaced the previous A Plan for Growing Sydney. The Plan outlines 10 overarching directions supported by 40 objectives which aim to provide interconnected infrastructure, productivity, liveability, and sustainability benefits to all residents.

The Plan states that Greater Sydney is growing and that by 2056, the NSW Government will need to deliver by 2036 over 725,000 new homes to house 1.7million people, and places for 817,000 additional jobs.



The Plan includes:

- Providing housing supply, choice and affordability with access to jobs, services and public transport;
- Delivering integrated land use and transport for a 30 minute city;
- Creating and renewing great places and local centres;
- Increasing urban tree canopy and delivering Green Grid connections;
- Growing targeted economic sectors and preserving;
- Reducing carbon emissions and managing energy, water and waste efficiently; and
- Planning for a city supported by infrastructure.

The Plan outlines that in order to deliver these new homes, housing and infrastructure policy will need to adapt to ensure that Sydney is:

- A city of housing choice, with homes that meet our needs and lifestyles. Urban renewal is essential to meet the demand for new housing in Sydney;
- Supported by local centres which are a focal point for neighbourhoods, integrate public transport access and provide day-to-day services for local populations; and
- A great place to live with communities that are strong, healthy, and well connected and where streets are streets and public places are activated.

Growth centred around strategic centres is essential for the successful delivery of the Plan's priorities and objectives. The Plan includes a focus for strategic centres to support residents through the provision of accessible retail, employment, and services available with walkable catchment and with good levels of accessibility.

The relevant parts of the Greater Sydney Region Plan are considered below.



Table 4 – Consistency with Greater Sydney Region Plan 2056

Directions	Objectives	Consistency
Liveability		
3. A city for people	Objective 6: Services and infrastructure meet communities' changing needs Objective 7: Communities are healthy, resilient and socially connected Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	Consistent This SSDA will deliver the redevelopment of an established, but dated, RCF and its conversion into a new seniors housing development that also includes an RCF. This will provide an opportunity for more senior residents to 'age in place' within the socially cohesive and diverse community of Penrith. Ancillary uses and public spaces will be delivered across the ground floor level of the site, which will be of convenience to the local community.
4. Housing the city	Objective 10: Greater housing supply Objective 11: Housing is more diverse and affordable	Consistent This SSDA supports the trend of promoting independent living opportunities for seniors, which will improve the availability of other housing typologies for different demographic groups. Ultimately, this will alleviate supply-side pressure on the housing market to support a stronger economy.
5. A city of great places	Objective 12: Great places that bring people together	Consistent The development has been designed with a landscape led approach to deliver a high-quality outcome for the site. The development proposes 5,726m² of landscaped area which consists of outdoor seating areas, large garden areas, a green roof area and



Table 4 – Consistency with Greater Sydney Region Plan 2056

Directions	Objectives	Consistency
		landscaped pedestrian access points along the Harris Street and McNaughton Street streetscapes and from the existing Council car park located along Jamison Road. This provides an attractive environment to bring people together and also complements the public spaces.
Productivity		
6. A well connected city	Objective 14: A metropolis of three cities – integrated land use and transport creates walkable and 30-minute cities	Consistent The development supports this objective as the site is located in close proximity to public transport services such as Penrith train station located 2km south of the site and a number of bus routes along Jamison Road and Mulgoa Road.
7. Jobs and skills for the city	Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City Objective 22: Investment and business activity in centres	Consistent The proposal will increase the concentration of seniors housing at the site and the immediate area. The site along with the existing seniors living development (Royce Retirement Village) which sits directly opposite the site, on the northern side of Jamison Road is considered to be a seniors living precinct. The development will encourage business activity and investment within the economy of the local area.
Sustainability		



Table 4 – Consistency with Greater Sydney Region Plan 2056

Directions	Objectives	Consistency
8. A city in landscape	Objective 25: The coast and waterways are protected and healthier Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced Objective 28: Scenic and cultural landscapes are protected Objective 29: Environmental, social and economic values in rural areas are maintained and enhanced Objective 30: Urban tree canopy cover is increased Objective 31: Public open space is accessible, protected and enhanced Objective 32: The Green Grid links parks, open spaces, bushland and walking and cycling paths	Consistent The development has been designed with a landscape led approach to deliver a high-quality outcome for the site. The development proposes 5,726m² of landscaped area which consists of 2,328m² of deep soil and includes the retention of 14 existing significant trees and the planting of 164 new trees within the site. The development amounts to a 31% total tree canopy cover of the site (an increase of 18% from the existing development). The landscaped area also provides outdoor seating areas, large garden areas, a green roof area and landscaped pedestrian access points along the Harris Street and McNaughton Street streetscapes and from the existing Council car park located along Jamison Road. This provides an attractive environment to bring people together and also complements the public spaces.
9. An efficient city	Objective 33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change Objective 34: Energy and water flows are captured, used and re-used Objective 35:	Consistent The development has been designed with the implementation of the following of sustainability initiatives: • on-site renewable energy generation. • incorporation of high efficiency building services



Table 4 – Consistency with Greater Sydney Region Plan 2056

Directions	Objectives	Consistency
	More waste is re-used and recycled to support the development of a circular economy	- passive design principles - materials with lower environmental impact - mitigation measures to reduce urban heat island effect - Water Sensitive Urban Design (WSUD) principles The ESD initiatives are outlined in detail in Section 5.11 and Section 8.7 of this report.

3.6 Western City District Plan

The Western City District Plan implements the strategic direction of the Region Plan at the district level. The District Plan applies across the Western City District (including the collaboration area of Greater Penrith), which is one of five area catchments across Greater Sydney that have specific district level strategic plans. The District Plan is a 20-year plan that establishes a 40-year vision to manage growth and change in the Western City District. The District Plan identifies the following aims for the Greater Penrith collaboration area:

- revitalise and grow the Penrith CBD;
- develop a major tourist, cultural, recreational and entertainment hub;
- protect and expand the health and education precinct;
- address flooding issues;
- implement Greater Sydney Green Grid projects and promote ecologically sustainable development;
- improve housing diversity and provide affordable housing;
- diversify the night-time economy;
- implement healthy city initiatives and improve social infrastructure.



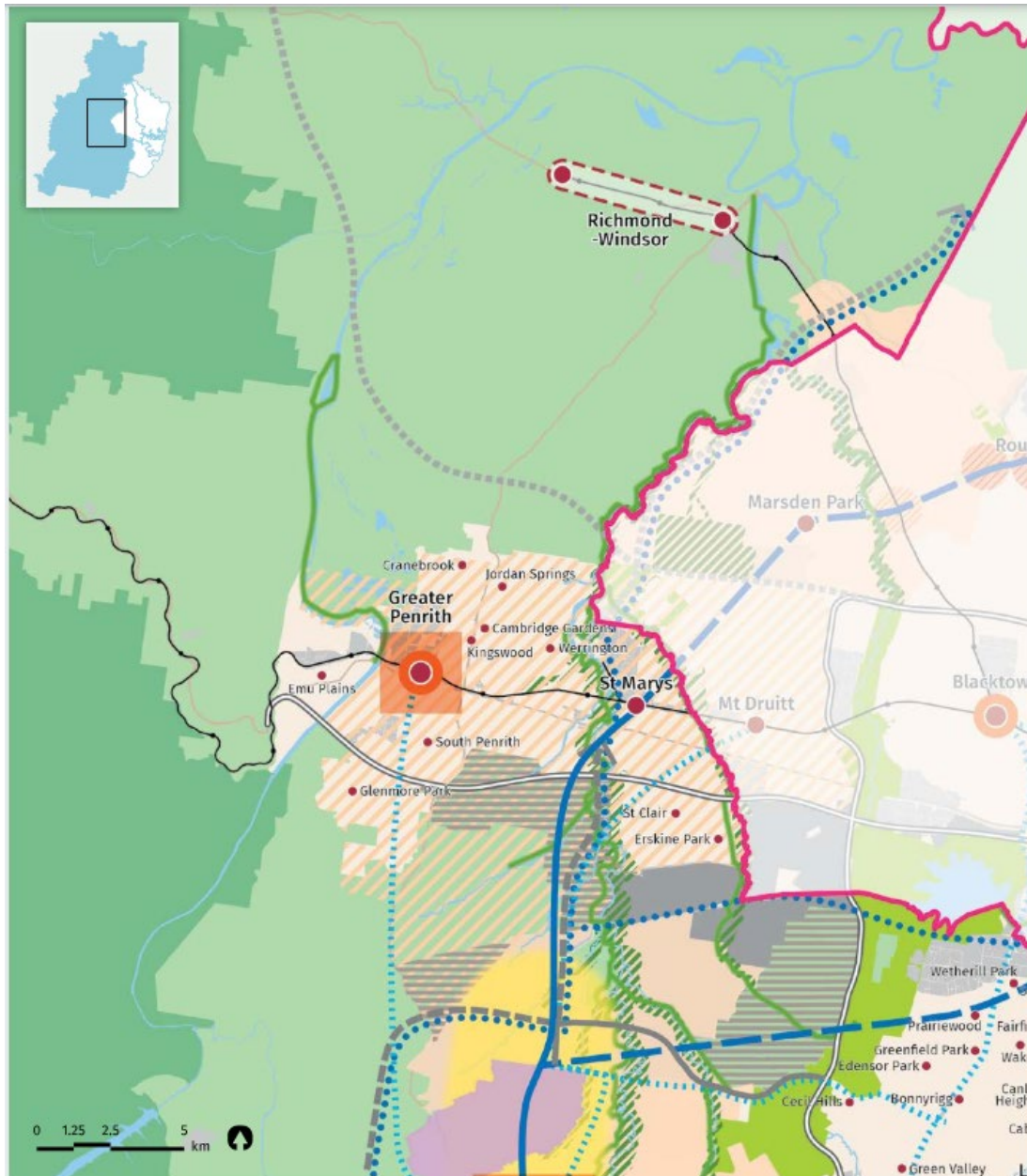


Figure 1: Structure Plan for the Western City District – urban area north (Western City District Plan)

The District Plan contains six themes or 'Strategic Directions', which are supported by a total of 22 Planning Priorities. The Planning Priorities incorporate the above aims that have been identified for the Greater Penrith area. The planning priorities and actions that are relevant to the SSDA are identified below:

Table 5 – Consistency with Western City District Plan		
Directions	Planning Priority (PP)	Consistency
Liveability		



Table 5 – Consistency with Western City District Plan

Directions	Planning Priority (PP)	Consistency
3 A city for people	PP W3: Providing services and social infrastructure to meet people’s changing needs PP W4: Fostering healthy, creative, culturally rich and socially connected communities	Consistent This SSDA will deliver the redevelopment of an established, but dated, RCF and its conversion into a new seniors housing development that also includes an RCF. This will provide an opportunity for more senior residents to ‘age in place’ within the socially cohesive and diverse community of Penrith. Ancillary uses and public spaces will be delivered across the ground plane, which will be of convenience to the local community.
4 Housing the city	PP W5: Providing housing supply, choice and affordability with access to jobs, services and public transport	Consistent This SSDA supports the trend of promoting independent living opportunities for seniors, which will improve the availability of other housing typologies for different demographic groups. Ultimately, this will alleviate supply-side pressure on the housing market to support a stronger economy.
5 A city of great places	PP W6: Creating and renewing great places and local centres, and respecting the District’s heritage	Consistent This SSDA will deliver the redevelopment of an established, but dated, RCF and its conversion into a new seniors housing development. The development has been designed with a landscape led approach to deliver a high-quality outcome for the site.
Productivity		



Table 5 – Consistency with Western City District Plan

Directions	Planning Priority (PP)	Consistency
6 A well-connected city	PP W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	Consistent The SSDA will support the delivery of the 30-minute city. The site is located in close proximity to public transport services such as Penrith train station located 2km south of the site and a number of bus routes along Jamison Road and Mulgoa Road.
7 Jobs and skills for the city	PP W8: Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis PP W9: Growing and strengthening the metropolitan cluster PP W11: Growing investment, business opportunities and jobs in strategic centres	Consistent The construction and operation of the proposed development will create additional jobs at the site of a significant employment-generating land use. This will support the local community in regard to opportunities for employment, in addition to facilitating a stronger economy.
Sustainability		
8 A city in its landscape	PP W12: Protecting and improving the health and enjoyment of the District's waterways PP W14: Protecting and enhancing bushland and biodiversity PP W15: Increasing urban tree canopy cover and delivering Green Grid connections PP W16: Protecting and enhancing scenic and cultural landscapes	Consistent The development has been designed with a landscape led approach to deliver a high-quality outcome for the site. The development proposes 5,726m² of landscaped area which consists of 2,328m² of deep soil and includes the retention of 14 existing significant trees and the planting of 164 new trees within the site. The development amounts to a 31% total tree canopy cover of the site (an increase of 18% from the



Table 5 – Consistency with Western City District Plan

Directions	Planning Priority (PP)	Consistency
	PP W17: Better managing rural areas PP W18: Delivering high quality open space	existing development). The landscaped area also provides outdoor seating areas, large garden areas, a green roof area and landscaped pedestrian access points along the Harris Street and McNaughton Street streetscapes and from the existing Council car park located along Jamison Road. This provides an attractive environment to bring people together and also complements the public spaces and enhances the quality of biodiversity on the site.
9 An efficient city	PP W19: Reducing carbon emissions and managing energy, water and waste efficiently	Consistent The development has been designed with the implementation of the following sustainability initiatives to achieve the following compliance with the BASIX targets: • Energy: 57% • Water: 40% • Thermal Comfort - Maximum Loads per Dwelling: ○ Heating: 63.60 MJ/m².year ○ Cooling: 49.30 MJ/m².year The ESD initiatives are outlined in detail in Section 5.11 and Section 8.7 of this report.
10 A resilient city	PP W20:	Consistent



Table 5 – Consistency with Western City District Plan

Directions	Planning Priority (PP)	Consistency
	Adapting to the impacts of urban and natural hazards and climate change	The development has been designed in accordance with sustainability initiatives to reduce the impacts of urban and natural hazards and climate change. The ESD initiatives are outlined in detail in Section 5.11 and Section 8.7 of this report.

3.7 Greater Penrith to Eastern Creek Investigation Area Strategic Framework

The Greater Penrith to Eastern Creek Investigation Area Strategic Framework (GPEC Strategic Framework) has been prepared to implement the Region Plan and District Plan. It identifies areas where there is capacity for new housing and urban renewal and supports growth that aligns with infrastructure investment associated with significant State and Commonwealth investment in the Western Sydney International (Nancy-Bird Walton) Airport and the new Bradfield City Centre. It outlines a clear vision for GPEC, together with a series of priorities and actions to guide future precinct planning and development. The GPEC Strategic Framework identifies 6 key precincts for growth, which includes the Penrith Centre where the SSDA is proposed to be located. The GPEC Strategic Framework identifies 6 Planning Priorities to achieve the vision for growth in GPEC, they include:

- Connect with and care for Country
- Focused and responsive growth
- Diverse and accessible employment
- Infrastructure delivery
- Public open space, biodiversity and landscape
- Resilience.

The proponent led planning priorities and actions that are relevant to the SSDA are identified below:



Table 6 – Greater Penrith to Eastern Creek Investigation Area Strategic Framework

Directions	Actions	Consistency
Priority 1: Connect with and care for Country		
1.1 Provide opportunities to connect with design, for and care for Country	Action 1.1.1: Ensure development prioritises Country and enhances connections to Country, particularly connections to natural water systems, topography, fauna, vegetation, earth, sky, cultural places and practices. Action 1.1.2: Ensure development prioritises design that is sympathetic and responsive to cultural places, landscape features, practices and values, particularly in and around important places for connecting with Country and places of shared culture for the Aboriginal community due to their historical and contemporary cultural and community significance. Action 1.1.3: Work with the Aboriginal community and Traditional Owners and Custodians to co-develop appropriate governance methodologies and to identify ways to involve Traditional Custodians in management of Country.	Consistent The development has been designed with a landscape led approach, starting with Country, to ensure the proposal is guided by cultural design principles and local Darug elders, knowledge holders and story tellers. As part of the proposal a Connecting with Country Framework has been developed to outline the strategic approach to identify, assess and report on Aboriginal heritage values within the study area; involve the Aboriginal community in decisions with respect to its heritage; determine how the development may harm values; and establish the mechanism for conservation and mitigation of harm to these values. Refer to Appendix 3: Aboriginal Cultural Heritage Assessment Report.
Priority 2: Focused and responsive growth		
2.3 Protect the landscape and create a cooler, greener, low-carbon future	Action 2.3.2: Protect areas of important biodiversity by encouraging landowner uptake of biodiversity stewardship agreement opportunities for long-term biodiversity protection with financial incentives, where feasible.	Consistent The development has been designed with a landscape led approach to deliver a high-quality outcome for the site. The development proposes 5,726m² of landscaped area which consists of 2,328m² of



Table 6 – Greater Penrith to Eastern Creek Investigation Area Strategic Framework

Directions	Actions	Consistency
	Action 2.3.4: Investigate appropriate transitional land uses between the Metropolitan Rural Area and Urban Investigation Area identified in the Region Plan, district plans and Penrith City Council's endorsed Rural Lands Strategy. Action 2.3.5: Ensure development proposals consider supporting and enhancing ecological systems through restoration or other actions to protect and enhance biodiversity. Action 2.3.6: Design new residential precincts to support walking and cycle-friendly neighbourhoods; and safe and efficient connections to the existing, and planned active transport network in accordance with the principles of the Movement and Place Framework and its Built Environment Indicators and the Design of Roads and Streets Guide.	deep soil and includes the retention of 14 existing significant trees and the planting of 164 new trees within the site. The development amounts to a 31% total tree canopy cover of the site (an increase of 18% from the existing development). The landscaped area also provides outdoor seating areas, large garden areas, a green roof area and landscaped pedestrian access points along the Harris Street and McNaughton Street streetscapes and from the existing Council car park located along Jamison Road. This provides an attractive environment and improves the quality of landscaping on the site to encourage greater biodiversity on the site.
2.4 Growth considers cultural, social and economic needs	Action 2.4.1: Identify targets for culturally responsive and diverse housing in Orchard Hills and St Marys that establishes a precedent for precinct-scale renewal in other parts of Penrith LGA. Action 2.4.3: Support Penrith City Council's implementation of an LGA-wide affordable housing strategy.	Consistent This SSDA supports the growing cultural, social and economic needs of Penrith in a highly accessible area. The redevelopment of the RCF provides an opportunity for more senior residents to 'age in place' within the socially cohesive and diverse community of Penrith. Ancillary uses and public spaces will be delivered across the ground plane, which will be of convenience to the local community.



Table 6 – Greater Penrith to Eastern Creek Investigation Area Strategic Framework

Directions	Actions	Consistency
		The development also supports the trend of promoting independent living opportunities for seniors, which will improve the availability of other housing typologies for different demographic groups. Ultimately, this will alleviate supply-side pressure on the housing market to support a stronger economy.
2.6: Enable vibrant places and neighbourhoods	Action 2.6.1: Provide housing diversity through a mix of housing types and tenures that reflects the needs of communities and promotes affordability for families, key workers or older people who want to stay in their local area. Action 2.6.3: Support increased density within a 15-minute walk of existing and new train stations and metro stations, except on land zoned for industrial purposes and identified as industrial lands to be preserved and enhanced.	Consistent This SSDA supports the trend of promoting independent living opportunities for seniors, which will improve the availability of other housing typologies for different demographic groups. Ultimately, this will alleviate supply-side pressure on the housing market to support a stronger economy. The site is located in close proximity to public transport services such as Penrith train station located 2km south of the site and a number of bus routes along Jamison Road and Mulgoa Road.
Priority 3: Diverse and accessible employment		
3.1 Create a network of centres with identified roles.	Action 3.1.1: Support Penrith Centre as the metropolitan cluster and main destination for retail, entertainment, civic, community and professional service jobs in GPEC. Action 3.1.6:	Consistent The construction and operation of the proposed development will create additional jobs at the site of a significant employment-generating land use. This will support the local community in regard to



Table 6 – Greater Penrith to Eastern Creek Investigation Area Strategic Framework

Directions	Actions	Consistency
	Explore opportunities to support employment growth and job density, and diversity in higher order jobs in the Penrith Health and Education Precinct (The Quarter).	opportunities for employment, in addition to facilitating a stronger economy.
3.2 Establish or improve connections to jobs	Action 3.2.1: Increase the population living within a 30-minute public transport trip and 15-minute walking catchment of key centres.	Consistent The development supports this direction as the site is located in close proximity to public transport services such as Penrith train station located 2km south of the site and a number of bus routes along Jamison Road and Mulgoa Road. A Green Travel Plan has been prepared (refer to Appendix 14: Green Travel Plan) to address item 10 of the SEARs and to encourage sustainable travel choices to minimise traffic and parking impacts.
Priority 4: Infrastructure Delivery		
4.2 Provide upgraded and new utility infrastructure	Action 4.2.11 Ensure utility infrastructure is costed, funded and aligned with anticipated ultimate and staged growth projections.	Consistent The development will require the upgrade and the provision of new utility infrastructure. ADP have prepared an Infrastructure Report, refer to Appendix 16: Infrastructure Report.
4.3 Ensure social infrastructure serves and reflects community culture	Action 4.3.19: Where planning proposals generate additional demand, ensure they provide for new and upgraded community assets that are: i. appropriately located	Consistent The development supports this direction as the proposal will generate a range of positive social improvements to the people and place within the immediate locality and can



Table 6 – Greater Penrith to Eastern Creek Investigation Area Strategic Framework

Directions	Actions	Consistency
	ii. integrated with and connected other community assets such as green and blue corridors, public open space and the wider network of diverse community facilities iii. in line with the relevant councils' social infrastructure requirements iv. informed by consultation with the relevant state agencies.	adequately manage and mitigate negative social impacts that result from the proposal, particularly through the construction phase of the project. The redevelopment of the residential care facility provides an opportunity for improved facilities for the senior residents within the Penrith area. The upgrade in infrastructure, ancillary uses and public spaces will be delivered across the ground plane, which will be of convenience to the local community. The Planning Studio has prepared a Social Impact Assessment, refer to Appendix 26: Social Impact Assessment.

Priority 5: Public open space, biodiversity, and landscape

5.1 Provide opportunities to connect and support blue and green networks	Action 5.1.1 Ensure development respects natural systems, the conservation of natural landscapes, soil networks and biodiversity corridors, and achieves the waterway health objectives established by the NSW Government's Risk-based framework for considering waterway health outcomes in strategic land use planning decisions to protect and enhance state and local Blue-Green Grid networks identified in Figure 11. Action 5.1.2 Consider how development can support natural systems through revegetation along creek lines with endemic species,	Consistent The development has been designed with a landscape led approach to deliver a high-quality outcome for the site. The landscaped areas provide outdoor seating areas, large garden areas, green roof areas and landscaped pedestrian access points along the Harris Street and McNaughton Street streetscapes and from the existing Council car park located along Jamison Road. This provides an attractive environment to bring people together and also complements
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Table 6 – Greater Penrith to Eastern Creek Investigation Area Strategic Framework		
Directions	Actions	Consistency
	and strategies to enhance soil retention and re-use, increase water quality and waterway health, and support the health and wellbeing of Country (refer to Direction 1.1 for additional details).	the public spaces and enhances the biodiversity in the area.
Priority 6: Resilience		
6.2 Help to cool the Western Parkland City	Action 6.2.3: Collaborate with Sydney Water to implement the use of alternative water sources including recycled water and integrated water cycle management approaches for new development.	Consistent Refer to Penrith City Council's Cooling the City Strategy in Section 3.10.

3.8 Penrith Local Strategic Planning Statement

Penrith City Council's Local Strategic Planning Statement ('LSPS') sets out the 20-year vision for land use in Penrith Local Government Area (LGA) and provides the framework that implements the Region Plan and District Plan at a local level. The LSPS provides 21 Planning Priorities, which are categorised into 10 themes under four strategic areas of focus. The planning priorities and actions that are relevant to the SSDA are identified below:

Table 7 – Consistency with LSPS		
Theme	Planning Priority (PP)	Consistency
Our Homes	PP3: Provide new homes to meet the diverse needs of our growing community. PP4: Improve the affordability of housing PP5: Facilitate sustainable housing	Consistent This SSDA supports the trend of promoting independent living opportunities for seniors, which will improve the availability of other housing typologies for different demographic groups. Ultimately, this will alleviate supply-side pressure on the housing market to support a stronger economy.
Our Communities	PP6:	Consistent



Table 7 – Consistency with LSPS

Theme	Planning Priority (PP)	Consistency
	Ensure our social infrastructure meets the changing needs of our communities	This SSDA will deliver the redevelopment of an established, but dated, RCF and its conversion into a new seniors housing development that also includes a RCF. This will provide an opportunity for more senior residents to 'age in place' within the socially cohesive and diverse community of Penrith. Ancillary uses and public spaces will be delivered across the ground plane, which will be of convenience to the local community.
Our Environment	PP16: Protect and enhance our value environment lands	Consistent It has been established throughout this EIS that the proposed development will not result in any unacceptable environmental impact. With regard for the high-quality design outcome that has been achieved by the proposed development, the goal of providing 'quality environments' has been complemented by this SSDA.
Our Sustainability	PP19: Create an energy, water and waste efficient city	Consistent The development has been designed in accordance with sustainability initiatives to achieve the following compliance with the BASIX targets: • Energy: 57% • Water: 40%



Table 7 – Consistency with LSPS

Theme	Planning Priority (PP)	Consistency
		• Thermal Comfort - Maximum Loads per Dwelling: - o Heating: 63.60 MJ/m².year - o Cooling: 49.30 MJ/m².year The ESD initiatives are outlined in detail in Section 5.11 and Section 8.7 of this report.
Our Resilience	PP21: Cool our city	Consistent The development has been designed with the implementation of the following of sustainability initiatives: • on-site renewable energy generation. • incorporation of high efficiency building services • passive design principles • materials with lower environmental impact • mitigation measures to reduce urban heat island effect • Water Sensitive Urban Design (WSUD) principles The ESD initiatives are outlined in detail in Section 5.11 and Section 8.7 of this report.

3.9 Penrith Local Housing Strategy

The Penrith City Council's Housing Strategy ('the Housing Strategy'), complements the LSPS and establishes the strategic planning framework to guide housing change and delivery in Penrith City over a period of 20 years. These two local strategic plans reflect the most updated vision for Penrith.



The SSDA proposal is located within the Penrith City Centre which is identified as a key growth centre in the Housing Strategy. Penrith's major employment industries include retail, government services in health and administration, and food and accommodation. Locating housing in the Penrith City Centre will provide homes closer to jobs, allowing residents to reduce travel times and benefit from increased time for recreation, family and friends.

The Housing Strategy provides four Planning Priorities, which align with the LSPS objectives. The planning priorities that are relevant to the SSDA are identified below:

Table 8 – Consistency with the Housing Strategy	
Theme	Consistency
Priority A: Housing supply delivered in the right location at the right time	Consistent The proposal will increase the concentration of seniors housing at the site and the immediate area. The site along with the existing seniors living development (Royce Retirement Village) which sits directly opposite the site, on the northern side of Jamison Road is considered to be a seniors living precinct. The development is located in close proximity to public transport network, recreational facilities, commercial/retail precinct and social infrastructure to service the senior residents.
Priority B: Ensuring there is a diversity of housing types and local infrastructure that caters to community need.	Consistent This SSDA will deliver the redevelopment of an established, but dated, residential care facility and its conversion into a new seniors housing development that also includes a residential care facility. This will provide an opportunity for more senior residents to 'age in place' within the socially cohesive and diverse community of Penrith. Ancillary uses and public spaces will be delivered across the ground plane, which will be of convenience to the local community.
Priority C: Supporting the provision of specialised and affordable housing.	Consistent This SSDA supports the trend of promoting independent living opportunities for seniors, which will improve the availability of other housing typologies for different demographic groups. Ultimately, this will alleviate supply-side pressure on the housing market to support a stronger economy and housing affordability.
Priority D: Ensuring new housing respects local character, is of high quality, and promotes housing resilience.	Consistent This EIS demonstrates that the proposal is complementary to the objectives for the R2 Low Density Residential zone and R3 Medium Density Residential zone applying to the site. In summary, the proposed development is considered to present an outcome



Table 8 – Consistency with the Housing Strategy

Theme	Consistency
	for the site that is in keeping with the low and medium density character of the surrounding local area.

3.10 Penrith City Council's Cooling the City Strategy

The urbanisation of our cities, along with predicted changes to our climate and an ageing population mean that urban heat is becoming an increasingly significant issue for cities right across the world. The Penrith City Council's Cooling the City Strategy ('Cooling the City Strategy') has been adopted to understand urban heat within the Penrith LGA and to develop a broad range of actions that will work together towards cooling the City. The Cooling the City Strategy outlines the following categories with associated actions to assist with managing urban heat. They include:

- Green Infrastructure;
- Water Sensitive Urban Design (WSUD);
- Increased Albedo / Reflectivity;
- Policy & Planning; and
- Community Engagement

The Cooling the City Strategy has been considered within the design of the development. E-Lab Consulting has prepared a Sustainability Report, refer to **Appendix 25: Sustainability Report** which indicates that the site experiences high level of urban heat island impact compared to the surroundings. The report identifies that the site experiences temperatures in excess of 8.64°C above the local baseline surface air temperatures due to the urban heat island effect. It is therefore critical that mitigation strategies are implemented to minimise the impacts. The mitigation measures are discussed in **Section 8.7** of this report.

3.11 Future Transport Strategy

The Future Transport Strategy ('NSW Transport Strategy') functions as the State Government's principal transport masterplan, which will support the addition of over three million new residents across NSW by the year 2061. The NSW Transport Strategy establishes a vision and strategy for delivering transport services and infrastructure in NSW over a timeframe of forty years.

The NSW Transport Strategy was developed alongside the Region Plan to provide an integrated transport planning framework for NSW that supports the repositioning of Greater Sydney as a metropolis of three cities. The following is noted in summary:

- The NSW Transport Strategy establishes the direction to enhance the 30-minute metropolitan cities within the six cities region including Penrith that is located within the Western Parkland Cities by continuing to develop an extensive public transport network.
- The NSW Transport Strategy seeks to improve links between Sydney and regional NSW such as through Greater Sydney transport network such as through the construction of the Central West route for the Fast Rail network through Penrith.



- The NSW Transport Strategy also provides the direction for TfNSW to improve the ease at which elderly patrons can use and access public transportation services. This directive will encourage future residential occupants at the site to utilise a range of public transportation options that are immediate to the site.

3.12 Better Placed

In August 2017, the Government Architect for NSW ('GANSW') released 'Better Placed' which seeks to establish priorities and objectives that shape design to create well-designed built environments. Item 3 of the SEARs requires the Better Placed 'objectives for good design' to be addressed by this SSDA, please refer to the table below for an assessment of the proposed development against the objectives.

Table 9 – Consistency with Better Placed Objectives for Good Design		
Better Objective	Placed	Proposed Development
1. Better Fit Contextual, local and of its place.		The design responds to its location, context and social setting. It has been well-established throughout this EIS that the proposed development is not inconsistent with the low density and medium density character form of the immediate locale. This is reinforced by the R2 Low Density and R3 Medium Density Residential zoning for the site.
		The proposed development has also responded to the local demographic profile by expanding the existing seniors' housing offering at the site.
		The aged care facility existing on site provides 5 rooms and a range of communal facilities for residents. The project is aimed to capture the changes in the aged care philosophy, where the services are provided to ILUs rather than in a more clinical environment.
		In this regard the development is a transitional space from the small residential lots to a higher level of care. The proximity of aged care facilities with ILUs provides opportunities for ageing in place, keeping people in their homes longer by providing flexibility in care and accommodation.
2. Better Performance Sustainable, adaptable and durable.		The objective to promote design outcomes that are a 'Better Fit' is supported by this SSDA.
		The proposed design is configured to achieve a high level of amenity for each ILU.
		Due consideration has been given to maximising solar access and utilising natural ventilation to improve amenity and reduce use of mechanical systems.
		The design complies with the Apartment Design Guidelines (ADG) requirements and well as SEPP Housing 2021 to ensure apartments are accessible and adaptable for the changing needs of residents.



Table 9 – Consistency with Better Placed Objectives for Good Design

Better Placed Objective	Proposed Development
	Durable materials will be used in the construction of the buildings to ensure longevity. A green roof has been provided at the entry of the community hub and the landscape has been maximised to reduce the heat island effect. The ongoing environmental performance of the proposed development will be facilitated by a range of sustainable design interventions, as detailed throughout the Sustainability Report, refer to Appendix 25: Sustainability Report. These sustainable design interventions are consistent with the 'Better Performance' objective.
3. Better for Community Inclusive, connected and diverse.	The proposal will alleviate supply-side pressure on the local market for seniors' housing, which is necessary to improve the quantity and diversity of affordable housing options in the locality. The delivery of ILUs will promote the opportunity for seniors to 'downsize' from larger residential dwellings that are sought after by young families. This will promote the opportunity for seniors to 'age in place' within the suburban context of Penrith. This strategic planning theme will be further complemented by the opportunity for ILUs residents to utilise existing support services at the site on an as-needed basis. The delivery of additional ILUs will support strategic objectives to increase the availability of housing stock for other demographic groups in the LGA, including singles and young families. The proposed development is considered to support the function of the R2 Low Density Zone and R3 Medium Residential Zone, including in relation to the promotion of affordable and accessible housing options for residents. The proposed development provides opportunities for residents to connect and interact through the provision of dedicated communal indoor and outdoor spaces provided around the community hub and in between the buildings. The courtyard that leads to the community hub entry has been left open to the wider community, in order to encourage pedestrian crossing through the site and therefore an engagement with neighbours. The apartment mix offered includes 1, 2 and 3 bedroom unit types to include diverse economic groups. This outcome is consistent with the 'Better for Community' objective.
4. Better for People	The necessity of supporting the 'Better for People' objective is particularly apparent in the context of seniors' housing. The proposed development has



Table 9 – Consistency with Better Placed Objectives for Good Design

Better Placed Objective	Proposed Development
Safe, comfortable and liveable.	been designed for people with a focus on safety, comfort and the basic requirement of using public space. This SSDA is supported by an Access Report that has been prepared by Accessible Building Solutions, refer to Appendix 5: Access Report. The Access Report confirms that compliance with the applicable statutory requirements, including the provisions of the Disability Discrimination Act 1992 and benchmark requirements in relation to accessibility, can be readily achieved. A Crime Prevention Through Urban Design (CPTED) Report has been prepared by The Planning Studio, refer to Appendix 10: CPTED Assessment. The CPTED Report makes achievable recommendations that will sufficiently mitigate the potential for crime and anti-social behaviour. The recommended CPTED interventions can be readily incorporated through ongoing design development. It has been established throughout this SSDA and the appended technical documentation that the proposed development will achieve a high-amenity design outcome that will promote the wellbeing of future residential occupants. Residents will have access to safe and accessible communal areas and a variety of landscaped outdoor spaces to cater to the physical and emotional wellbeing for residents. ILUs are provided with dedicated private open space with access to sun and views to optimise comfort and enjoyment. All communal outdoor spaces have been designed to provide shelter, solar access, enclosure and openness. The site has been partitioned in fenced, and open to the public areas, this allows to address the sense of safety and at the same time avoid the feeling of living in a gated community. The public parts benefit of the passive surveillance of several adjoining apartments. This outcome is consistent with the 'Better for People' objective.
5. Better Working Functional, efficient and fit for purpose.	The proposal seeks the redevelopment of an existing dated RCF. The redevelopment will include conversion into a new seniors housing development that also includes a RCF with improved facilities for residents including swimming pool, gym, communal open space areas and ancillary uses such as café and multi-function area. In this regard, the proposed development is considered to provide for a functional outcome that is efficient and fit for purpose. The proposed yield and mix of ILUs and RAF beds reflects the current demand for these seniors' housing typologies on the site.



Table 9 – Consistency with Better Placed Objectives for Good Design

Better Placed Objective	Proposed Development
	93 ILUs and additional 5 RAF beds will be co-located to respond to the strategic planning framework for the site, where the concept of 'ageing in place' is emphasised. The RACF (Care Hub) has rooms dedicated to respite, and palliative care. Services will be provided in the apartments. The Royce, across the street and other SummitCare facilities can also provide other services should they be required for a particular resident. This creates a highly connected and efficient model of aged care. All internal and external spaces will be accessible, legible and easy to navigate. This outcome is consistent with the 'Better for Working' objective.
6. Better Value Creating and adding value.	The proposed development will create a new way of providing aged care services, closer to contemporary sensitivities and models. The proposal creates value by providing housing options for seniors that are flexible, accessible and adaptable for their changing needs. The Community Hub creates new spaces available for the enjoyment of all residents, raising their quality of life. The social and well-being components of the hub are tailored for different lifestyles, with the ultimate goal of creating a healthy ageing. This outcome is consistent with the 'Better Value' objective.
7. Better Look and Feel Engaging, inviting and attractive.	The design objective for the overall appearance is multi layered. The overall objective is to deliver an inviting and attractive offering of seniors' housing. Secondary objectives include the provision of protected and secure communal spaces and generous landscaped spaces for the enjoyment of residents. Materials, textures, landscaping and articulated facade elements that will deliver an elegant, engaging and attractive building form. The proposal will support the 'Better Look and Feel' objective through delivering an outcome that will contribute to its surroundings and engage positively with the public sphere. This outcome is consistent with the 'Better Look and Feel' objective.

3.13 Greener Places

The 'Greener Places Design Framework' ('GP Framework') was prepared by the GANSW to provide guidance for the design, planning and implementation of green infrastructure in



urban areas across NSW. The overarching intent for the GP Framework is to facilitate landscape outcomes that incorporate well-designed green infrastructure. Four principles for green infrastructure underpin the GP Framework and they are as follows:

- **Integration** - Combine green infrastructure with urban development and grey infrastructure.
- **Connectivity** - Create an interconnected network of open space.
- **Multifunctionality** - Deliver multiple ecosystems services simultaneously
- **Participation** - Involve stakeholders in development and implementation.

The proposed landscape design has delivered an outcome that reflects the four principles for green infrastructure that underpin the GP Framework. ARTERRA have prepared landscape drawings and design, which is provided in **Appendix 18: Landscape Plans**.

3.14 Better Placed - Connecting with Country Framework

The Connecting with Country Framework prepared by GANSW sets out a framework for understanding the value of Aboriginal knowledge and principles guiding the development of connections with Country, to inform the planning, design and delivery of built environment projects. The ambition of Connecting with Country is that everyone who is involved in delivering built-environment projects will adopt the following commitment:

"All NSW built environment projects will be developed with a Country-centred approach guided by Aboriginal people, who know that if we care for Country, Country will care for us."

The Draft Connecting with Country Framework is informed by and reflects a wider context of debate and policy as well as academic research. The proposed development has distilled this pool of knowledge in response to the context of the site and this SSDA.

The development has been designed with a guiding principle to utilise a landscape led approach, starting with Country, to ensure the proposal is guided by cultural design principles and local Darug elders, knowledge holders and story tellers.

As part of the proposal a Connecting with Country Framework has been developed to outline the strategic approach to identify, assess and report on Aboriginal heritage values within the study area; involve the Aboriginal community in decisions with respect to its heritage; determine how the development may harm values; and establish the mechanism for conservation and mitigation of harm to these values. Refer to **Appendix 3: Aboriginal Cultural Heritage Assessment Report**.



4 Key Site Features

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 Residential 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 wider context.



Figure 2: Site location (SIX Maps)

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





Figure 3: Existing aged care facility (SummitCare Penrith)



Figure 4: Existing aged care facility (SummitCare Penrith)

The table below provides a summary of key site features.

Table 10 – Key Site Summary	
Item	Description
Legal Description	10/DP804382
Total Area	1.11ha



Table 10 – Key Site Summary

Item	Description
Location	366 Jamison Road, Jamisontown NSW 2750 and is located within the Penrith LGA
Land Configuration	The site is irregular in shape with a generally flat topography and has an area of approximately 1.11ha. The site has three frontages; Jamison Road (142.67m) to the north, Harris Street (60.7m) to the west and McNaughton Street (combined total 91.1m) to the east.
Land Ownership	The site is legally described as Lot 10/DP804382 and is owned and operated by SummitCare Penrith who is the applicant of this SSDA.
Existing Development	The site forms a single parcel of land with two zonings – R2 Low Density Residential (at the rear) and R3 Medium Density Residential along Jamison Road. The site is occupied by an existing aged care facility comprises of a single storey building spread along the front portion of the site along Jamison Road. The site has vehicular access from McNaughton Street and various pedestrian access points from MacNaughton Street / Harris Street / Jamison Road frontage.
Local Context	Development that surrounds the site includes: North: Development to the north of the site is summarised below: • The site has a frontage of 142.67m to the north which sits behind land used for a Council carpark along Jamison Road that is zoned R3 Medium Density Residential. • An existing 6-storey, aged care development (Royce Retirement Village) is located directly opposite the site, on the northern side of Jamison Road. • Tourism and recreation uses exist further north including Panthers Golf Driving Range, Penrith Rugby League Club and Penrith Valley Visitor Information Centre. • Penrith Panthers Stadium sits to the north-east of the site. East: Development to the east of the site is summarised below: • The site has a frontage of combined frontage of 91.1m to the east along McNaughton Street that is zoned R3 Medium Density Residential.



Table 10 – Key Site Summary

Item	Description
	- One and two storey dwelling houses and town house developments are located directly opposite the site, on the western side of McNaughton Street. - R4 - High Density Residential zoned land exist further east along Mulgoa Road which consists of residential flat buildings. South: Development to the south of the site is summarised below: - The land to the south of the site is zoned R2 Low Density Residential - One and two storey dwelling houses are located directly to the west of the site with frontages to Harris Street. West: Development to the west of the site is summarised below: - The site has a frontage of combined frontage of 60.7m to the west along Harris Street that is zoned R2 Low Density Residential and R3 Medium Density Residential. - RU4 - Primary Production Small Lots zoned land exist further west.
Regional Context	The site is located within the Penrith LGA and within the Penrith City Centre.
Existing Infrastructure	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.
Site Access	The site has vehicular access from McNaughton Street and various pedestrian access points from MacNaughton Street / Harris Street / Jamison Road frontage.
Services	The site is situated within an established residential area and has access to essential utility infrastructure, including potable water, sewer and electricity.
Stormwater and Flooding	The site is not located on flood prone land.
Bushfire Prone Land	The site is not located on bushfire prone land.
Flora and Fauna	BDAR Assessment



Table 10 – Key Site Summary

Item	Description
Aboriginal Heritage	The closest registered NSW Aboriginal Heritage Information Management System (AHIMS) site is 45-5-0790 ('Jamison and Blaikie Roads'), an artefact site located approximately 390m east of the subject property. It has been identified that the subject property could contain aboriginal archaeological deposits. Refer to Section 8.17 of this EIS.
European Heritage	The site is not listed as a heritage item and is not located in a heritage conservation area.

4.1 Cumulative Impacts

As outlined at Section 2, the strategic planning framework for Penrith will support the evolution of the local area. It has been established that local growth will be supported by the delivery of additional transport and utility infrastructure across the local area. Notwithstanding this, it is necessary to consider significant development within the immediate vicinity of the site to inform the cumulative impact assessment of this SSDA. Approved and proposed development of relevance to this SSDA has been summarised below.

Potential cumulative impacts that are associated with the proposed development have been addressed by this EIS in accordance with DPE's 'Assessing Cumulative Impacts' guideline.

Table 11 – Cumulative Impacts

Development	Description	Status	Comment
SSD-68292713 Penrith Stadium Refurbishment 143 Station Street, Penrith	Site preparation, demolition of western and eastern stands and construction of new stands, refurbished and new stadium entries, revisions to the existing western field, hard and soft landscaping, continued recreation use and new concert use.	Approved 24/11/2024	The nature of the proposed development is fundamentally different from the Penrith Stadium, which is approx. 500 metres to the north of the site. There is a possibility that these developments could coincide with each other from a traffic impact perspective. Therefore, the traffic impacts addressed in Section 8.8 of this report, has taken this into consideration.



Table 11 – Cumulative Impacts

Development	Description	Status	Comment
SSD-10475 Winter Sports World 2 Tench Avenue, Jamisontown	Mixed-use development including an indoor recreation facility, hotel and commercial uses including - indoor ski facilities including a ski run, snow play and climbing facilities - 170 room hotel with associated facilities - cafes and restaurants	SSDA Approved 11/01/2024	The nature of the proposed development is fundamentally different from the Winter Sports World, which is 1km to the west of the site. There is a possibility that these developments could coincide with each other from a traffic impact perspective. Therefore, the traffic impacts addressed in Section 8.8 of this report, has taken this into consideration.
Mulgoa Road /Castlereagh Road Upgrades	Corridor upgrade that will add a third lane in each direction.	Under construction	Parts of the upgrade have been completed while there are some still outstanding portions of the project. Although the project is progressing and there should be no overlap with the development of this project.
SSD-16928008 Nepean Hospital redevelopment Somerset St, Kingswood	Stage 2 of the Nepean Hospital redevelopment, comprising demolition of existing structures, construction of a part 7 part 11 storey tower connecting into the Stage 1 tower, reconfiguration of public and service access and ancillary landscaping works.	SSDA Approved 09/12/2022	The hospital redevelopment construction commenced in 2023 and is continuing to progress. The site is located approx. 4km. There is a possibility that these developments could coincide with each other from a traffic impact perspective. Therefore, the traffic impacts addressed in Section 8.8 of this report, has taken this into consideration.
Low / medium density housing	To the south, east and west of the site there is low/medium density housing	Not applicable	Section 8 of this report addresses the potential impacts that may arise as a result of the proposed development within the low /



Table 11 – Cumulative Impacts

Development	Description	Status	Comment
			medium density housing character of the area.
Penrith Town Centre	To the north of the site there is the town centre of Penrith, which includes the train station, shops, shopping mall, and high density housing.	Not applicable	Section 8 of this report addresses the potential impacts that may arise as a result of the proposed development on Penrith Town Centre.

5 Project

The project is a SSDA 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 a DA for the proposal.

The proposal 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 at 366 Jamison Road, Jamisontown NSW 2750.

5.1 The Proposal

The proposal designed by Jackson Teece will comprise of independent living, residential aged care, and an integrated administrative and communal facilities. 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 RCF and construction of new seniors housing and residential care facility to be contained within 4 distinct buildings.
 - **Building A:** Part 4 part 5 storeys consisting of 5 x one-bedroom ILUs, 24 x two-bedroom ILUs and 5 x three-bedroom ILUs; a total of 34 units. Building A also contains a workshop on the ground floor level and a game room on level 4.
 - **Building B:** Part 4 part 5 storeys consisting of 5 x residential care rooms (RCRs), 1 x one-bedroom ILUs, 19 x two-bedroom ILUs and 6 x three-bedroom ILUs; a total of 26 units and 5 RCRs. Building B also contains communal lounge / kitchen / dining area, a nurse station, Dirty Utility Room (DUT) and Clean Utility Room (CLUT) servicing the RCRs on the ground floor level. The ground floor also contains a General Manager Office, Care Manager Office, Sales Office access lobby) and double height lounge at



ground floor. Both Building B and D are interconnected on the ground floor level.

- **Building C:** Part 4 part 5 storeys consisting of 1 x one-bedroom ILUs, 27 x two-bedroom ILUs and 5 x three-bedroom ILUs; a total of 33 units.
- **Building D:** single storey and is interconnected with Building B, consisting of a reception area, kitchen, café, multi-purpose function room, private dining, storage room and WC amenities on the ground floor. An indoor pool with an outdoor terrace, salon room, two spa rooms, jacuzzi room, gym and WC amenities in the basement. The ground floor level of Building D will be open to the community for use.
- The development will have a total amount of 93 ILUs and 5 RCR. The ILUs will contain a total of 16 x 3-bedroom apartments, 70 x 2-bedroom apartments and 7 x 1-bedroom apartments.
- Basement car park to accommodate 99 resident car spaces, 13 visitor car spaces and 5 staff car spaces (totalling 117 car spaces with 17 accessible car spaces) with 1 service car space and 2 wash bays. The provision of basement services including plant rooms, switch room, rainwater tank, waste rooms, storage rooms / cages, laundry, staircase and lift cores and lobbies.
- The development proposes vehicular access from McNaughton Street for ambulance and a drop off / pick up area with 3 visitor car spaces (including 2 accessible spaces). An additional two vehicular access points are proposed from Harris Street which provides a service access to the ground floor loading/unloading area and access to the basement car parking level.
- Various pedestrian access points are provided with 1 access point from Harris Street, 2 access points from the existing Council car park fronting Jamison Road and 3 access points from McNaughton Street.
- New landscape design that will include the planting of new native trees with the retention of some significant trees and proposes amenities including lawns and gardens, a green roof, water features / sculptures, courtyards, pavements, outdoor seating, café terrace area, green roof and entry plaza.
- The development seeks to remove 95 trees, retain 14 trees and plant 164 new native trees.
- To ensure compliance with accessibility requirements, the development proposes:
 - 17 accessible car spaces within the basement level
 - 2 accessible car spaces on the ground floor level
 - All ILUs and RCRs will be designed to ensure equitable access.
 - All common areas, circulation spaces building entrances have suitable accessible path of travel
 - Accessible bathroom facilities in all communal areas
 - Lift cores within all four buildings of the development providing access to all levels.





Figure 5: Photomontage of proposed design (Jackson Teece)

A summary of the proposed development is provided in the table below.

Table 12 – Summary of Proposed Development	
Planning Matter	Proposed
Site Area (m ²)	11,116.7m ²
Building Height (9.5m + 3.8m = 13.3m under Housing SEPP) Service Equipment atop of rooftop (11.5m under Housing SEPP)	<u>Building A:</u> • Building Height: 16.8m • Service Equipment Height: 1.4m above topmost roof level • Total Height: 18.2m <u>Building B:</u> • Building Height: 16.3m • Service Equipment Height: 1.4m above topmost roof level • Total Height: 17.7m <u>Building C:</u> • Building Height: 17.4m • Service Equipment Height: 1.4m above topmost roof level • Total Height: 18.8m



Table 12 – Summary of Proposed Development

Planning Matter	Proposed
	<u>Building D:</u> Total Height: 7m No service equipment located on roof of Building D.
Height in storeys	Part 4 and part 5 storeys (Buildings A to C) 1 storey (Building D)
Gross Floor Area (GFA)	13,674m ²
Floor Space Ratio (FSR)	0.81:1
Residential Unit Breakdown (ILUs)	1-Bedroom: 7 (7.5%) 2-Bedrooms: 70 (75.3%) 3-Bedrooms: 16 (7.5%) Total: 93
Residential Aged Care Room Breakdown (RCR)	5
Solar Access (70% required)	2-hour solar: 73 (78.5%) 1-hour solar: 15 (16.1%) No solar: 5 (5.4%)
Cross Ventilation (60% required)	60 (64.5%)
Landscaped Area - Deep soil	SEPP = 2,328m ² (22.7%) ADG = 2,013m ² (18.1%)
Communal Space	2,114m ² (internal) 4,157m ² (external)
Setbacks	<u>Basement</u> Front Setback (Jamison Road / North) - Min 6.5m Side Setback (East) - 1.8m to 6.5m Side Setback (West) - Nil to 6.5m Rear Setback (South) - Min 4m



Table 12 – Summary of Proposed Development

Planning Matter	Proposed
	<u>Building A</u> Front Setback (Jamison Road / North) - Min 6.5m Side Setback (Harris Street / West) - Min 6.177m Rear Setback (South) - Min 10.9m <u>Building B</u> Front Setback (Jamison Road / North) - Min 6.5m <u>Building C</u> Front Setback (Jamison Road / North) - Min 6.5m Side Setback (McNaughton Street / East) - 5.85m Rear Setback (South) - Min 17m <u>Building D</u> Side Setback (East) - 6.177m Side Setback (West) - Min 4.95m
Parking	<u>Basement:</u> ILU: 98 spaces RCF: 1 space Staff: 5 spaces Visitor: 13 spaces Service: 1 space Wash Bays: 2 space <u>Ground floor:</u> Accessible visitor car spaces: 2 Visitor car space: 1 Total: 120 car spaces / 1 service bay / 2 wash bays
Ambulance Bay / Drop Off & Pick Up	<u>Ground floor:</u> Ambulance Bay: 1 space Drop Off & Pick Up: 1 space

5.2 Demolition and Earthworks

Site preparation works include the demolition of existing structures, installation of site services and bulk earthworks. These preparatory works include:



5.3 Built Form and Design

The development proposes a part 4 part 5 storey form in the northern part of the site within the R3 zoned portion of the site (currently occupied by an existing residential aged care facility) fronting the Council car park along Jamison Road within three buildings. These three buildings will accommodate the ILUs and RCRs. The proposed seniors housing development also proposes a single storey form in the southern part of the site within the R2 zone, which is currently vacant. The single storey form ensures an appropriate built form transition from the lower density R2 land to the medium density R3 zoned land. The single storey form is to accommodate communal and recreational facilities which are open to the community for use.

The development provides a much-needed upgrade to the existing residential aged care facility resulting in an improved outcome for land use. 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.

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

- Lower-density single storey RCF is proposed adjacent to surrounding lower density dwellings with appropriate setbacks to manage bulk, scale, privacy and noise on surrounding properties;
- Part four part five storey building elements have been aligned in a north-south direction to minimise overshadowing to surrounding properties and comply with the Apartment Design Guide (ADG) 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 ADG.
- 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.

The floor plan configurations proposed are as follows:

Basement Floor Plan

The development proposes one combined basement level underneath Buildings A, B, C and D containing the following:

- 99 resident car spaces, 13 visitor car spaces and 5 staff car spaces (totalling 117 car spaces with 17 accessible car spaces) with 1 service car space and 2 wash bays. The provision of basement services including plant rooms, switch room, rainwater tank, waste rooms, storage rooms / cages, laundry, staircase and lift cores and lobbies within the R3 zoned portion of the property in the northern part of the site.



- An indoor pool with an outdoor terrace, salon room, two spa rooms, jacuzzi room, gym and WC amenities in the basement under Building D within the R2 zoned portion of the property in the southern part of the site.

Ground Floor Plan

The ground floor plan is proposed to contain the following:

- 14 x ILUs across Buildings A, B and C with private terrace areas and lift cores. Also a workshop in Building A.
- 5 x RCR with associated communal lounge / kitchen / dining area, a nurse station, Dirty Utility Room (DUT) and Clean Utility Room (CLUT) within Building B. Also General Manager Office, Care Manager Office, Sales Office, access lobby and double height lounge area within Building B.
- A reception area, kitchen, café, multi-purpose function room, private dining, storage room and WC amenities to be used by the residents and the community within Building D.
- Both Building B and D are interconnected on the ground floor level.
- New landscape design that includes the planting of new native trees with the retention of some highly valued trees and proposes amenities including lawns and gardens, entrance plaza, water feature/sculpture, courtyards, pavements, outdoor seating and café terrace area.
- Vehicular access from McNaughton Street for ambulance and a drop off / pick up area with 3 visitor car spaces (including 2 accessible spaces). An additional two vehicular accesses are proposed from Harris Street which provides a service access to the ground floor loading/unloading area and access to the basement level.
- Various pedestrian access points are provided with 1 access point from Harris Street, 2 access points from the existing Council car park fronting Jamison Road and 3 access points from McNaughton Street.

Level 1 Plan

The first floor plan is proposed to contain 20 x ILUs across Buildings A, B and C with private balconies.

Level 2 Plan

The level 2 floor plan is proposed to contain 22 x ILUs across Buildings A, B and C with private balconies and a green roof on Building B.

Level 3 Plan

The level 3 floor plan is proposed to contain 22 x ILUs across Buildings A, B and C with private balconies.

Level 4 Plan

The level 4 floor plan is proposed to contain 15 x ILUs across Buildings A, B and C with private balconies and plant on the roof areas. Building A also contains a game room.



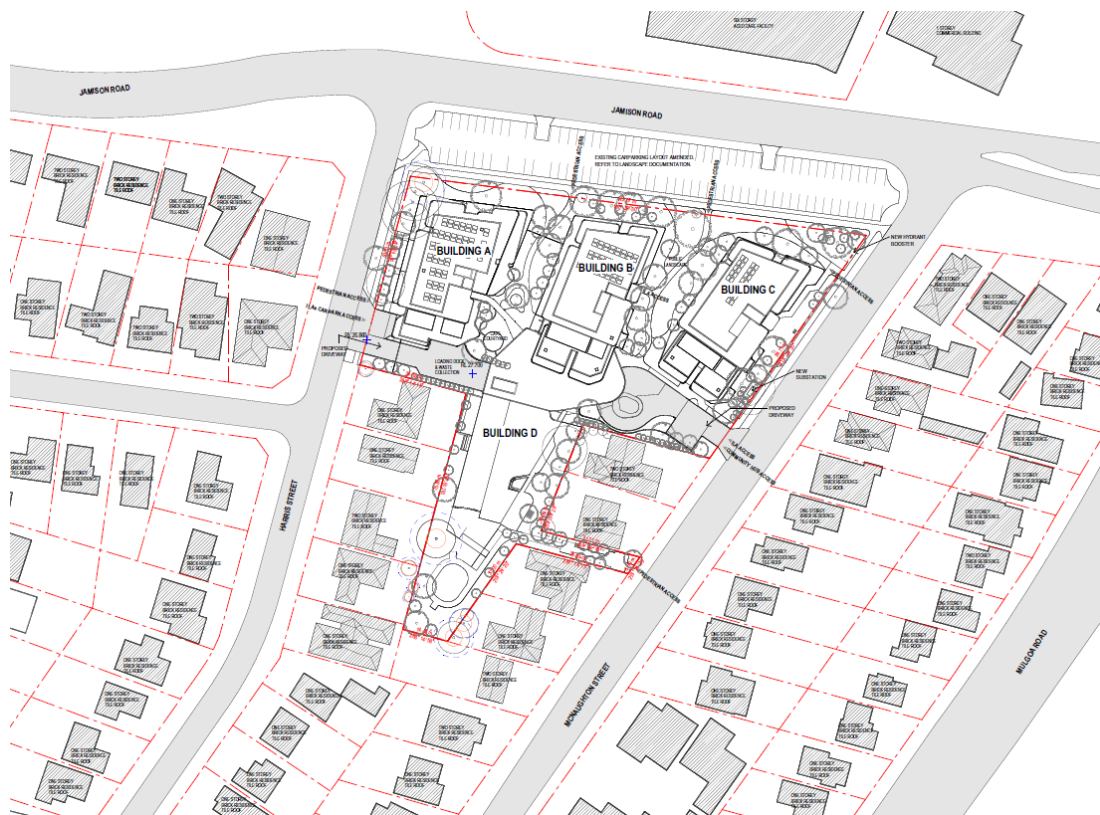


Figure 7: Site plan (Jackson Teece)





Figure 8: Basement 1 Plan (Jackson Teece)



Figure 9: Ground Floor Plan (Jackson Teece)





Figure 10: Level 1 Floor Plan (Jackson Teece)



Figure 11: Level 2 Floor Plan (Jackson Teece)





Figure 12: Level 3 Floor Plan (Jackson Teece)



Figure 13: Level 4 Floor Plan (Jackson Teece)





Figure 14: Roof Plan (Jackson Teece)

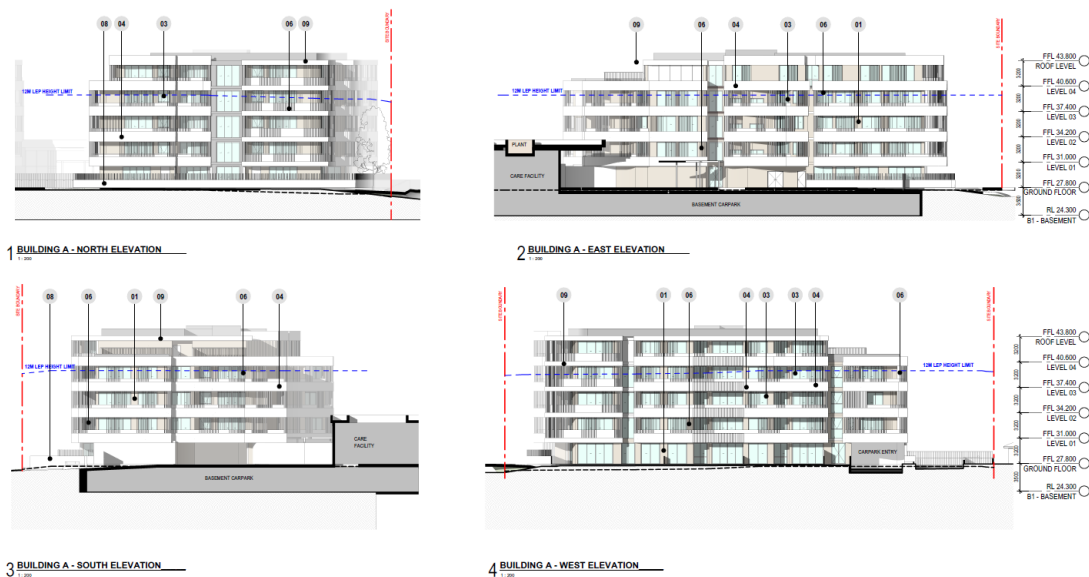


Figure 15: Building A Elevations (Jackson Teece)



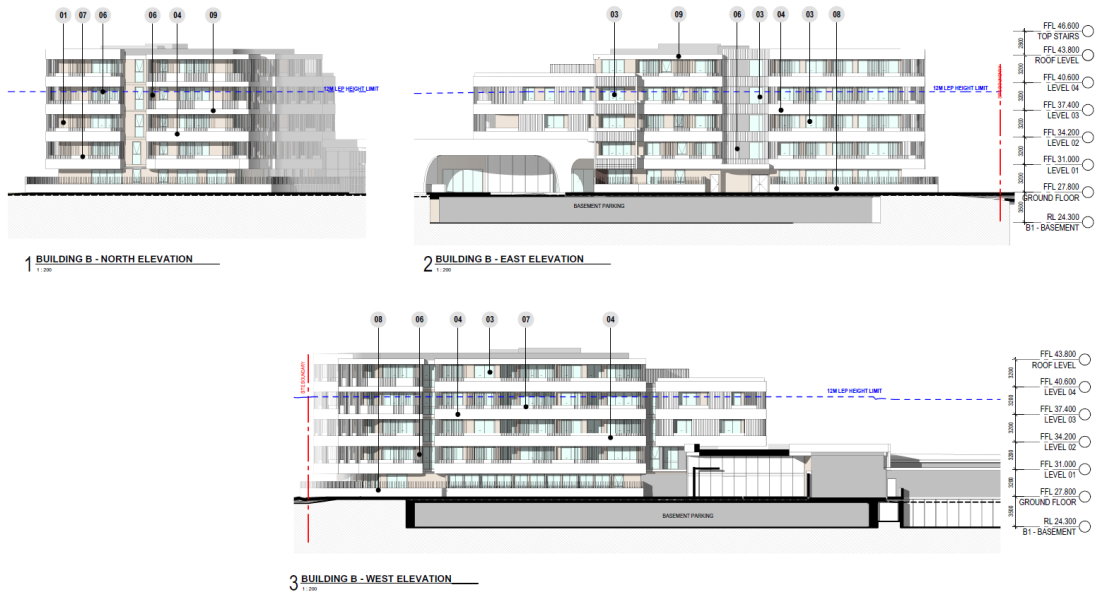


Figure 16: Building B Elevations (Jackson Teece)



Figure 17: Building C Elevations (Jackson Teece)



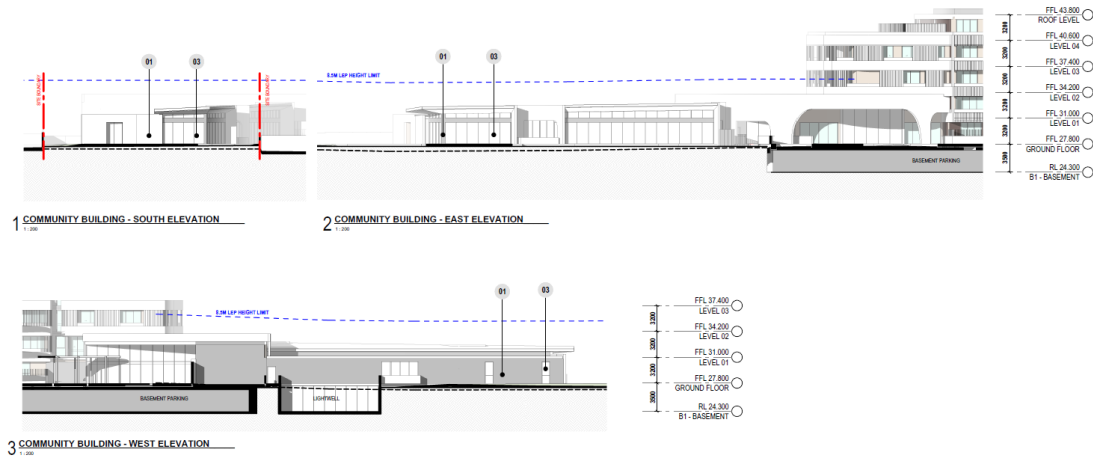


Figure 18: Community Building Elevations (Jackson Teece)

5.4 Building Materials and Finishes

Different materials and elements are used to create variety in the facades and enhance their articulation.

The white rendered bands of the balconies delineate the main motif of the facade. Rendered surfaces suggest a clean and modern appearance. The lightweight cladding of external walls, with their darker tone and more visible texture complement the bands intensifying the facade visual depth. This duality is enriched by accent of colours given by the aluminium elements. Some slabs are highlighted by the metal cladding, while vertical aluminium battens are interposed between bands. These screens are combined in certain locations to create moments of interests, such as a series of balconies projecting from the main line of the facade or like in the north eastern corner of Jamison Road, which is the main urban corner.

The roof plants are surrounded by aluminium acoustic screens, which are powder-coated dark to make them the most recessive elements of the composition. All materials are selected also to provide durability and ease of maintenance.

The proposed materials and finishes are considered to respect the surrounding diverse character of the area.

MATERIAL PALETTE

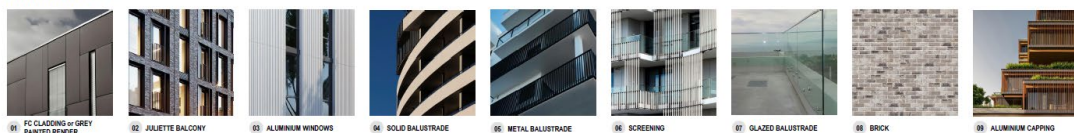


Figure 19: Building material palette (Jackson Teece)

5.5 Landscape and Public Domain

Arterra have prepared landscape plans and strategy, refer to **Appendix 18: Landscape Plans**. The development has been designed with a landscape led approach with the following needs and philosophy:



- Create a 'Cool', 'Calm' and 'Resilient' landscape surrounding the proposed development. (eg. greenery, canopy and bird attracting plants).
- Provide a pleasant outlook from every room to maximise the restorative effects and benefits of viewing out onto greenery and nature.
- Main purpose and benefit of the landscape spaces is to 'provide attractive vistas' and for visitors and residents to enjoy on a daily basis and when they are visited their loved ones.
- Provide easily negotiated legible spaces that are close to indoor spaces for residents to comfortably access.
- Provide landscape spaces that have both shade in summer and good sunlight in winter.
- Work in with the existing site conditions and microclimate and utilise resilient and urban suitable species.
- Provide path circuits that are easily accessible and are readily travelled.
- Increase the sites tree canopy cover for shading, cooling and mental health benefits.
- Provide versatile multi-use landscape spaces to allow for a variety of different uses (exercise / socialising), and adaptable for change in needs over time.
- Provide wheel chair friendly gathering spaces that are protected and secure.

The development proposes a landscaped area of 5,726m² which consist of:

- 2,328m² of deep soil / garden areas which includes the retention of 14 existing significant trees and the planting of 164 new trees within the site.
- Sunny and shaded outdoor seating areas with courtyard areas and café terrace areas.
- 519m² of green roof located within Level 4 of Building B.
- Landscaped pathways offering simple circuits around the courtyards and within the immediate vicinity of the buildings to provide access to residents for gentle exercise.
- Landscape pedestrian access points along the Harris Street and McNaughton Street streetscapes and from the existing Council car park located along Jamison Road.
- Water features and sculptural elements close to the buildings and adjacent to the main entry and at the cafe / lounge for interest, calming, cooling and 'white' noise.





Figure 20: Community Hub Courtyard, view looking south towards proposed misting water feature (Jackson Teece)

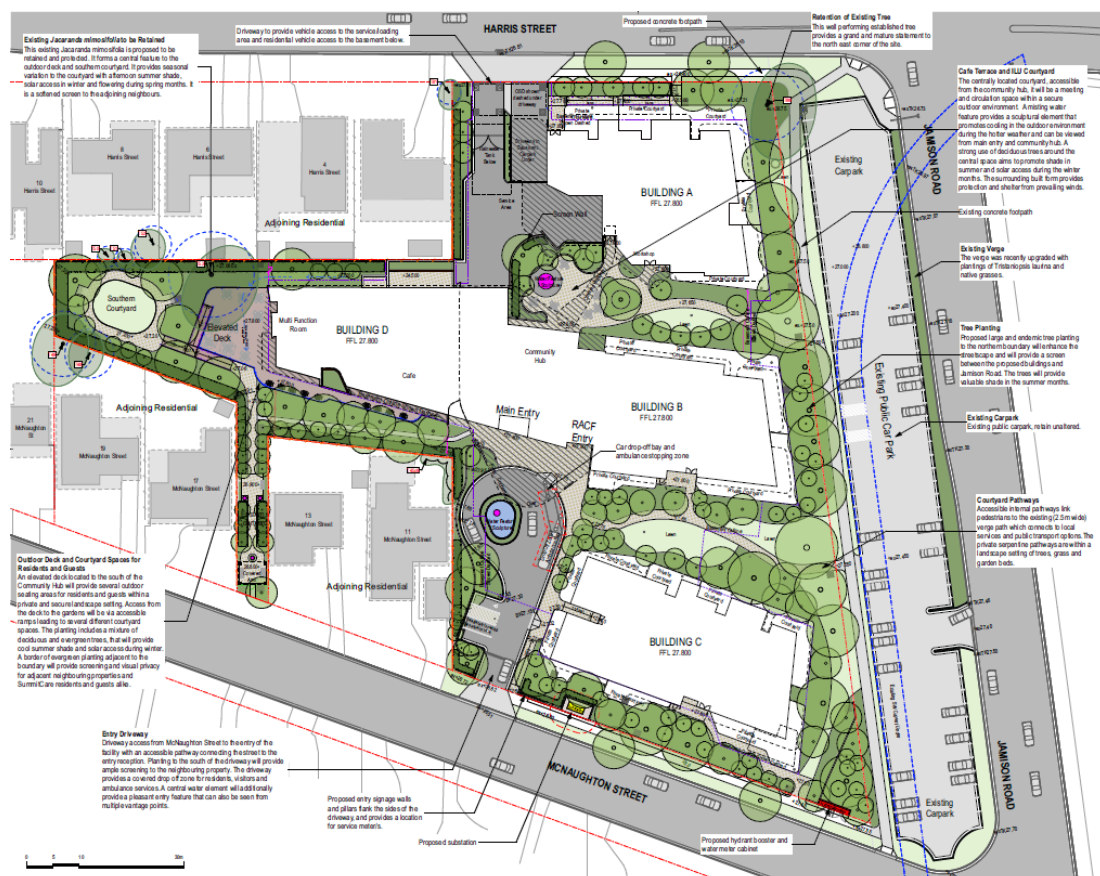


Figure 21: Landscape Plan (Arterra)



5.6 Tree Removal and Retention

Arterra have prepared an arborist report, which is provided in **Appendix 4: Arboricultural Impact Assessment Report**.

The following points are summarised from the impact assessment:

- There are no trees considered of High retention value on the site.
- 14 trees are to be retained and protected of which 12 are moderate value trees and 2 are low value trees.
- 95 trees are suggested for removal. Of the 95 trees proposed for removal:
 - 86 (91%) are rated with a Low or Nil/ Remove retention value – predominantly exotic, invasive and weed species,
 - These trees are in the footprint of the proposed works (construction and the extensive and required re-grading).
- The planting of 164 new native trees

The works will result in major, sitewide level changes to raise the landscape levels to meet and match the elevated building entry levels required for flood mitigation. The majority of the site will also be excavated to accommodate the extensive basement beneath the new buildings. Most trees within the site require removal to facilitate the project.

The trees to be retained and protected are neighbouring trees and those on the periphery of the site or outside the areas that are most impacted by the proposed works. By retaining and protecting these trees within consolidated Tree Protection Areas, the proposed development will continue to maintain some mature screening from the surrounding houses, with the new buildings softened by the retained mature trees integrated within the proposed new landscape.

5.7 Management of Construction Activities

A detailed Construction Management Plan ('CMP') will be prepared by an appointed contractor prior to the commencement of works. The CMP will address the following matters:

- Construction traffic management
- Waste management
- Health and safety
- Equipment/Materials staging and parking
- Dust control measures
- Methods to dispose of demolition waste
- Conditioned construction hours

5.8 Stormwater Management

TTW have prepared an Integrated Water Management Plan, refer to **Appendix 17: Integrated Water Management Plan**. The Plan proposes a range of stormwater management practices. These stormwater management measures relate to both the construction and operational phases of the proposed development. The proposed stormwater management measures have been summarised below:



Construction Phase:

Adequate provision of sedimentation and erosion control measures will be implemented to prevent potential soil degradation and pollution of waterways. The measures are required to be considered and further documented by the contractor prior to commencement of the works through a Soil and Water Management Plan (SWMP). The measures to be installed include:

- Temporary barriers, site fencing and hoarding to ensure site security, safety of the public, manage traffic control and prohibit any unnecessary site disturbance.
- Vehicular access to the site will be limited to only what is essential for the construction activities and shall only enter the site only through the stabilised access points.
- Any truck exiting out of the site shall be thoroughly cleaned and limit the exportation of soil and sediment on public roads.
- All disturbed areas are to be stabilised within 14 working days of the completion of earthworks. All disturbed areas are to be protected so that the land is permanently stabilised within six months.
- Proprietary silt fencing shall be installed in accordance with the final approved Sedimentation and Erosion Control Plan (SECP) and elsewhere at the discretion of the site superintendent to contain sedimentation to as near as possible to the original source.
- Sediment removed from any sediment trapping device shall be relocated where further pollution to downslope lands and waterways cannot occur.
- Stockpiles shall be located in accordance with the final approved SECP and elsewhere at the discretion of the Project Manager and/or Superintendent. Where stockpiles are to be in place longer than 30 days they shall be stabilised.
- Water shall be prevented from entering the permanent drainage system unless it is sediment free. Drainage pits are to be protected in accordance with the final approved SECP.
- Temporary sediment traps located at pits shall be retained throughout the early works stage and until the appropriate replacement measures for the subsequent stages are installed.
- Access to any undisturbed areas and remaining lands is only permitted with permission from the Project Manager and/or Superintendent.

Completed Development

The Stormwater management infrastructure to be implemented for the development includes:

- Stormwater Discharge: Five stormwater discharge points have been nominated. These consist of three direct connections to Council's inground drainage network (one connection to discharge the building catchment via the on-site detention (OSD) tank, one connection to discharge the landscaping to the north and one connection to discharge the landscaping to the south) and two points of discharge to the kerb (one on Harris Street and one on McNaughton Street). An OSD tank is



proposed to capture the building roof catchment, which makes up the majority of the site.

- **Stormwater Quality:** A treatment train consisting of a combination of proprietary stormwater quality devices, swales and a rainwater tank are proposed to manage various catchments of the development.

The roof catchment will be treated by the rainwater tank and OceanProtect Stormfilter cartridges. The majority of the eastern driveway will be treated by a filter basket, with the remainder bypassing any treatment devices.

The northern landscaping catchment is to be treated by filter baskets and OceanProtect Stormfilters. The southern landscaping catchment is to be treated using swales and filter baskets. The western landscaping catchment is to be treated by a filter basket. Further, given that there are trafficked areas, it is proposed that an oil arrestor baffle is installed as part of the OSD tank to capture any free oils and grease from runoff within the western driveway and basement as required.

Rainwater tanks are proposed within the basement level and will be utilised for irrigation reuse on site. The rainwater tank will provide significant reductions to pollutant loads in site discharge and will reduce potable water use. During larger storm events, or when the rainwater tank is full, the tank will overflow to the Stormfilter chamber of the proposed onsite detention tank.

5.9 Transport, Parking and Access

McClaren Traffic Engineering have prepared a number of transport and traffic related reports, which are provided in

- **Appendix 9: Construction Traffic Management Plan**
- **Appendix 14: Green Travel Plan**
- **Appendix 28: Traffic and Parking Impact Assessment**

Construction Phase:

The following measures are proposed to address construction related traffic:

- All vehicular access will be made via the two existing driveways from McNaughton Street, on the eastern boundary of the site. The vehicular crossings will be amended to accommodate the swept paths of a 19m Truck and Dog for the purpose of deliveries and allow for forward entry and exit.
- All construction vehicles required to access site will utilise the existing road network. Swept Path Tests have been undertaken to ensure the relevant construction vehicles can adequately manoeuvre the proposed haulage route to and from both proposed works zones.
- Any damage done to Council property including the existing road, verge or street trees along McNaughton Street by construction traffic related to the subject site is to be repaired as part of the dilapidation survey and bond.
- All loading / unloading of deliveries / materials will be undertaken wholly on-site and not require a construction work zone along the site road frontage. If a construction work zone is required along these roadways, this is subject to a separate application



and approval by Council and appropriate amendment of this Construction Traffic Management Plan (CTMP).

- There is considered to be ample space on site for parking for construction staff. It may be feasible for staff to park in the basement once constructed and certified.
- The site frontage along Harris Street and McNaughton Street has existing pedestrian footpaths which are to remain open to pedestrian access at all times. These frontages on the outside of the construction fence are to be free of any waste, construction material or trip hazards associated with the development. Only authorised personnel are permitted on-site and must be inducted by the site manager / OH&S officer.
- A Traffic Guidance Scheme (TGS) has been prepared for the development with the truck loading swept paths shown. For the duration of demolition, excavation and construction, the TGS must be implemented and erected by a suitably qualified contractor.
- Any proposed additional signage and road closures are to be approved by Council's Local Traffic Committee. Residents and businesses in the area are to be formally informed of the traffic changes via letterbox drop prior to the commencement of any construction activities.

Completed Development:

- Basement Parking: The development proposes one combined basement level with the provision of 99 resident car spaces, 13 visitor car spaces and 5 staff car spaces (totalling 117 car spaces with 17 accessible car spaces) with 1 service car space and 2 wash bays.
- Vehicular Access: The development proposes vehicular access from McNaughton Street for ambulance and a drop off / pick up area with 3 visitor car spaces (including 2 accessible spaces). An additional two vehicular accesses are proposed from Harris Street which provides a service access to the ground floor loading/unloading area and access to the basement level.
- Pedestrian Access: Various pedestrian access points are provided with 1 access point from Harris Street, 2 access points from the existing Council car park fronting Jamison Road and 3 access points from McNaughton Street.

5.10 Waste

The development proposes waste storage areas within the basement level of the development. A proposed vehicular access point from Harris Street will provide access to the ground floor waste collection area. Waste Audit has prepared Waste Management Plans for the demolition / construction waste and operational waste. Refer to **Appendix 29: Waste Management Plan – Demolition and Construction** and **Appendix 30: Waste Management Plan – Operational**.

The Demolition and Construction Waste Management Plan (DCWMP) establishes the following waste management principles and requires all works on the site:



- Avoid - Adopt sound work practices during the demolition and construction processes that avoid the creation of waste products in the first place
- Reduce - Reduce the use of materials during the demolition process that require treatment or disposal
- Reuse - Ensure that wherever possible, materials are reused either on site or offsite:
 - Implement systems to separate and store materials that can be reused onsite
 - Identify the potential applications for reuse offsite and facilitate this process
 - Recycle and Recover - Identify all recyclable waste products to be produced on site:
 - Provide systems for separating and stockpiling of recyclables
 - Provide clear signage to ensure recyclable materials are separated
 - Process the material for recycling either onsite or offsite
- Treat and Dispose - Waste products which cannot be reused or recycled will be removed and treated/disposed of at appropriately licensed facilities, ensuring the following:
 - Chosen waste disposal contractor complies with OEH requirements
 - Bins to be monitored for fullness and collected on an efficient schedule
 - Record Keeping - Records will be required to be kept of all wastes and recyclables generated and either re-used on site or transported off-site.
 - Materials Storage - All waste and recycling materials will be stored in bins provided by the appointed contractor(s). These bins will be appropriately coloured and signed to indicate what materials are to be deposited into them and located to maximise recovery of reusable/recyclable materials. The storage space identified is to be located on the corner of Jamison Road within the Council car park area for easy site access and away from public space.
- Liquid Waste -
 - Ensure water is used in moderation and no taps are left continuously running
 - Use any grey water produced on site for irrigation or for dust suppression
 - Only discharge clean water into storm water
 - Manage all wastewater and runoff in accordance with Sydney Water requirements
- Asbestos - The general management process for materials suspected of containing asbestos will be implemented in accordance with Clause 42 of the Protection of the Environment Operations (Waste) Regulation 2005 that apply to management of asbestos waste.
- Training and Education - All site employees and sub-contractors will be required to attend an induction that will outline the components of the DCWMP and explain the site-specific practicalities of the waste reduction and recycling strategies outlined in the DCWMP.



The Operational Waste Management Plan (OWMP) establishes the following waste management measures:

- General waste and recycling from the residential dwellings in each of the buildings will be collected on each floor's interim waste room in 2 x 240L bins. These will be transferred to the main Waste Room located within the basement, which will be decanted into their designated general and mixed recycling 660L bins.
- The buildings in the development will have the following waste room sizes:
 - Building A - 29m²
 - Building B - 38m², which will also hold Building D facilities waste
 - Building C - 47m²
- A separate bulk storage is proposed for residential bulky waste items (furniture, bedding, appliances etc.) in the basement waste storage room of each of the building blocks, except Building D, whose waste area will be located on Basement.
- Waste and recyclables are stored in the three waste storage rooms servicing Building A, Building B / D and Building C. Each floor within the residential building will have an allocated lobby with an interim waste room. These storage rooms will include a dual garbage chute system for residual waste and mixed recycling.
- The main Garbage Room for each building will have 6 x 660L bins, three allocated for mixed recycling and three for general waste, which will be the bins presented for collection. The bins from each of the interim waste storage rooms are brought to the main storage room, a bin lifter will be utilised to transfer the waste from the smaller 240L bins to the 660L bins in a safe manner.
- For Building D, waste from smaller bins within the café and gym area will be transferred to the basement waste storage room for Building B on an as required basis upon reaching full capacity.

5.11 Environmentally sustainable development

The design objective of this development is to create a sustainable place, that utilises green and resource efficient technologies to service, ventilate and cool the development. The proposal has incorporated a range of sustainable design initiatives that have referenced Environmentally Sustainable Development (ESD) principles.

E-Lab Consulting has prepared a Sustainability Report, refer to **Appendix 25: Sustainability Report** which outlines various measures and initiatives that will be implemented to achieve the ESD principles and compliance with relevant BASIX energy, water and thermal comfort targets.

Key design initiatives and performance measures that will be implemented include:

- Compliance with increased BASIX Energy, Water and Thermal Comfort targets including:
 - Energy 57%
 - Water 40%
 - Thermal Comfort, Maximum Loads per Dwelling:



- Heating: 63.60 MJ/m².year
- Cooling: 49.30 MJ/m².year
- On-site renewable energy generation through rooftop solar photovoltaics (PV)
- Appropriately sized and high efficiency building services including domestic hot water and mechanical HVAC
- Passive design principles and features such as shading and a high-performance building fabric to balance daylight access and thermal exchange.
- Use of materials which demonstrate a lower environmental impact and minimising the overconsumption and wastage of resources through construction and demolition.
- High-quality indoor environments for building occupants including access to natural light and optimised acoustic comfort
- Rainwater capture and reuse.
- Implementing mitigation strategies for the Urban Heat Island Effect such as site landscaping.
- Use of WSUD principles to mitigate impacts on local waterways and stormwater infrastructure.

The ESD measures are discussed further in **Section 8.7** of this report.

5.12 Provisional Delivery Program

Centurion have prepared a provisional delivery program which is provided at **Appendix 31: Project Delivery Programme**.



6 Statutory Context

This section of the report provides an overview of the key statutory requirements relevant to the site and the scope of this SSDA, including:

- Environmental Planning and Assessment Act 1979 ('**EP&A Act**')
 - Environmental Planning Assessment Regulation 2021 ('**the Regulations**')
 - Biodiversity Conservation Act 2016 ('**BC Act**')
 - State Environmental Planning Policy (Planning Systems) 2021
 - State Environmental Planning Policy (Housing) 2021
 - State Environmental Planning Policy (Resilience and Hazards) 2021
 - State Environmental Planning Policy (Sustainable Buildings) 2022
 - State Environmental Planning Policy (Biodiversity & Conservation) 2021
 - State Environmental Planning Policy (Transport & Infrastructure) 2021
 - Penrith Local Environmental Plan 2010

6.1 Statutory Requirements

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

Table 13 – 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 \$62,554,686 (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.



Table 13 – Statutory Context

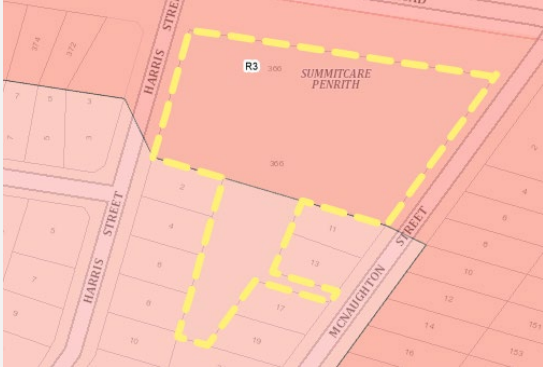
Matter	Guidance
Permissibility	The site is currently split into two zones - R3 Medium Density Residential (which permits seniors housing and shop top housing under PLEP) and R2 Low Density Residential (which permits residential care facilities and respite day care centres under PLEP). The proposed senior housing development is also permitted under Part 5 of the State Environmental Planning Policy (Housing) 2021, (Housing SEPP).  Figure 22: PLEP 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.
Approval not required for state significant development	Under Section 4.41 of the EP&A Act, certain authorisations are not required for SSD. Approvals that are not required include those under the following acts: • Fisheries Management Act 1994 • Heritage Act 1977 • National Parks and Wildlife Act 1974 • Rural Fires Act 1997 • Water Management Act 2000
Pre-existing conditions to exercise the power to grant consent	State Environmental Planning Policy (Housing) 2021 Chapter 3, Part 5 of the Housing 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 RCF; the



Table 13 – Statutory Context

Matter	Guidance
	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 (including the relevant sections of the Apartment Design Guide as outlined in the SH Design Guide) and the Design Principles in Schedule 8. The SEPP provision have been addressed in detail in Section 8.1 and Section 8.2 of this report and Appendix 22: Statutory Compliance Table of the report. Schedule 9 of the SEPP also prescribes design principles to be considered in conjunction with the Apartment Design Guide (ADG) these provisions have been addressed in Section 8.3 of this report. 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 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. The SEPP provision has been addressed in detail in Section 8.15 of this report. State Environmental Planning Policy (Sustainable Buildings) 2022 A BASIX Certificate must be provided since the proposed independent living units are BASIX affected development. The SEPP provision has been addressed in detail in Section 8.7 of this report and Appendix 25: Sustainability Report. State Environmental Planning Policy (Biodiversity and Conservation) 2021 Chapter 2 (Vegetation in non rural areas) requires consent for clearing of vegetation and removal / pruning of trees. A consent authority may authorise clearing provided that the clearing does not exceed the biodiversity offsets scheme threshold pursuant to the Biodiversity Conservation Act 2016; and the vegetation neither is or forms part of an Aboriginal object or that is an Aboriginal place of heritage significance. Chapter 6 (Water Catchment) requires the consent authority must consider the following prior to granting development consent: • whether the development will minimise human interference with the condition of the sub-catchment,



Table 13 – Statutory Context

Matter	Guidance
	• whether the development will maintain and enhance the structure and floristics of native vegetation in the sub-catchment, • whether the development will maintain or enhance the scenic quality of the locality, • whether development has previously been carried out on the development site. Any required reporting and consequential work will be documented and provided to satisfy the consent authority under the provisions of Chapter 2 and Chapter 6 of the SEPP. The SEPP provisions have been addressed in detail in Section 8.9 and Section 8.12 of this report. State Environmental Planning Policy (Transport and Infrastructure) 2021 In accordance with Column 2, Schedule 3 of the SEPP, the development is identified as traffic - generating development. Section 2.122 requires the consent authority must be given written notice to Transport for NSW (TfNSW) within 7 days after the SSDA is made and require to consider any submission from TfNSW within 21 days after the notice. Penrith Local Environmental Plan 2010 PLEP prescribes development standards and controls associated with earthworks, sustainable development, urban heat for Senior Housing and RCFs that are required to be satisfied. The LEP compliance has been addressed in Appendix 22: Statutory Compliance Table.
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 under section 176 of the Regulations and the content of EIS's. Section 193 Principles of ecologically sustainable development.



Table 13 – Statutory Context

Matter	Guidance
	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 included the necessity to address the provisions of the following relevant EPI's, Policies and Guidelines. The relevant planning framework includes: • 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 (Biodiversity and Conservation) 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 Housing Design Guide • NSW Government, Apartment Design Guide • Greater Penrith to Eastern Creek Investigation Area Strategic Framework • Penrith Local Strategic Planning Statement • Penrith Local Housing Strategy • Penrith City Council's Cooling the City Strategy • NSW Government. Future Transport Strategy • Government Architect NSW, 'Better Placed' document • Government Architect NSW, Greener Places Design Framework • Government Architect NSW, Connecting With Country Framework • 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 Draft planning instruments, council policy and guidelines: • Penrith Public Domain Technical Manual



7 Community Engagement

Community and Key-Stakeholder Consultation was conducted in accordance with the Department's Undertaking Engagement Guidelines for State Significant Projects to address Item 27 of the SEARs.

The Planning Studio contacted the community and key stakeholders via a letterbox drop, and community consultation sessions. This is detailed in the SIA, which is provided in **Appendix 26: Social Impact Assessment**. A summary on the activities and key findings is discussed below.

7.1 Informing the neighbourhood

A letterbox drop informed the neighbours and community surrounding SummitCare Penrith about the development proposal and invited the community to talk with the project team at a drop-in information and consultation session held on Thursday 15 August 2024.

Approximately 570 brochures were delivered to the local community with several brochures provided to SummitCare Penrith staff to share with residents and staff members.

7.2 Community Consultation session

Two community drop-in information and consultation sessions were held at 3pm and 5pm on Thursday 15 August at Panthers Rugby Club (approximately 300m from the site).

The sessions provided the opportunity to raise any queries, issues, or feedback about the proposed development.

The project team in attendance included Centurion Group (developer), SummitCare head office, Jackson Teece (architect), Arterra Design (landscape architect), The Planning Studio (planning and facilitation).

Several A2 boards were placed around the room with detailed information of the development proposal, renders, and site, plan, massing, and landscape drawings. Prompts on the boards asked the community to consider:

- What aspects of SummitCare Penrith do you value as a resident, worker, or visitor?
- What landscape attributes do you like and what needs reconsideration?
- What design attributes do you like and what needs reconsideration?

Centurion Group introduced an overview of the proposed development and opened the floor for a brief Q+A, before the community was invited to view the boards and provide feedback on post it notes or in speaking to the project team. Staff were available to note down people's discussions throughout the session.

7.3 Community feedback

Over the two sessions, a total of 26 people attended. This included 70% local neighbour residents, 14% SummitCare employees, 9% family / friends of SummitCare residents, and 7% who were just interested.



7.4 Key findings

The following discussion notes were captured by staff from the various conversations had throughout both sessions:

The community expressed an overwhelmingly positive response to the building height step-down from Buildings A, B and C at five storeys to Building D at one storey to fit in with the surrounding one storey residential typology. Neighbours directly adjacent to Building D on McNaughton Street and Harris Street and The Royce residents thought the building design was well-considered, and that the supplementary landscaping was a welcome addition to the neighbourhood.

Two attendees at the session were there to see the design as they were considering potential future tenancy. This interest in the proposed development was noted.

SummitCare staff at the existing unit had been approached with questions since the letterbox drop from both the current residents and the public. They were keen to have the appropriate information on hand to better answer queries, including timeframes of the DA process and visuals of the design to talk to. Family members of current residents also wished to be informed of the redevelopment planning process, and of the contingency plan for rehousing current residents, noting that they wish for close friends to stay together.

Neighbours at 4 Harris Street shared concerns about losing sun on their solar panels from the five storey buildings and expressed a desire to see overshadowing diagrams. The architect present at both sessions discussed the results from early shadow studies which demonstrate that the bulk of the proposed building does not significantly increase overshadowing to the neighbours at 4 Harris Street, and that the step-down design will retain good levels of amenity to all surrounding properties.

Some community members inquired about the provision of car parking on site to accommodate all residents, visitors and staff. The planning consultant and developer discussed with community members that parking has been provided in the basement for all residents, staff and visitors, with an additional two accessible spaces provided along the entry driveway for short stay. This access to the basement is from Harris Street, and separate pedestrian access has been provided to ensure safe entry and exit for residents and their visitors.

The following discussion notes were written by community members on post it notes throughout both sessions:

Community members positively noted the extent of trees and greenery which have been prioritised in the landscape-led approach, especially as environmental measures for better shading and cooling in the summertime. The retention of the existing mature trees along Jamison Road was greatly valued.

Several community members asked about the timeline for construction commencement and whether there would be a phased approach to development – both in relation to disruption and noise impacts caused to existing residents (raised by family members) and for neighbouring properties. Representatives from Centurion (PM) and SummitCare head office were able to respond and discuss the issue further. Specific recommendations have also been included within the SIA in response to this and other matters raised.



Further issues for consideration in the finalisation of the design:

- View impact on townhouses on corner of McNaughton St and Jamison Rd – concerns that their view of the Blue Mountains will be impacted by buildings A, B +C (5 storeys)
- Level of disruption during construction (from The Royce residents and neighbouring properties)

Conversations were also had with residents of The Royce retirement village about how they spend their time in the surrounding area, which provides useful context and understanding of the benefits of the existing social locality and infrastructure:

- Several of the community members at the 3PM session had spent most of their day at the Panthers Penrith Rugby League Club – doing an exercise class, having lunch, and then attending the consultation session (all within the club precinct). To spend this much time in the Panthers Precinct was a regular occurrence.
- In groups, they walk to the Nepean River, west along the walking path on Jamison Rd (2kms / 25 leisurely minutes). Here, they sometimes continue north on the walking path that runs adjacent to the Nepean River and along Nepean Avenue to the cafes near Yandhai Nepean Crossing bridge (2kms / 25 minutes).
- Residents noted that Jamison Park is a sporting ground rather than a park to stroll through. So, residents go to watch sport games on the weekends – cricket, netball, soccer, etc.
- Some residents have a car, which they use to carpool into Penrith town.
- Residents rarely go to Jamisontown town centre as it is more industrial and warehouse-type shopping zone.



8 Potential Environmental Impacts

This section describes the way in which the key issues identified in the SEARs have been assessed. It provides a comprehensive description of the specialist technical studies undertaken regarding the potential impacts of the proposed development and recommended mitigation, minimisation and management measures to avoid unacceptable impacts. Further detailed information is appended to the EIS, including:

- SEARs compliance table that identifies where the SEARs have been addressed in the EIS, refer to **Appendix 23: SEARs Items and Mitigation Measures Table**.
- Statutory compliance table identifying where the relevant statutory requirements have been addressed, refer to **Appendix 22: Statutory Compliance Table**.
- Community engagement table identifying where the issues raised by the community during engagement have been addressed, refer to **Appendix 11: Community Engagement Table**.

The detailed technical reports and plans prepared by specialists and appended to the EIS are individually referenced within the following sections.

8.1 Design Quality

Due to similarity in the nature of matters associated with 'design quality' and 'built form and urban design', effort has been made to avoid the duplication of text between **Section 8.1** and **Section 8.2** of this EIS. These separate sections have been drafted for the purpose of addressing matters as they are referenced by the SEARs that were issued ahead of this SSDA.

In accordance with Item 3 of the SEARs Jackson Teece has prepared an Urban Design Report addressing design excellence principles provided in **Appendix 2: Architectural Urban Design Report**.

8.1.1 Existing Environment

The site is located on the southern side of Jamison Road and has a frontage to Harris Street to the east and frontage to McNaughton Street to the west. The site forms a single parcel of land with two zonings – R2 Low Density Residential (at the rear) and R3 Medium Density Residential along Jamison Road. The site is occupied by an existing single storey aged care facility within the R3 zoned portion along Jamison Road. The rear of the site zoned R2 is currently vacant. The site contains vegetation scattered throughout the site consisting of exotic trees, shrubs, and groundcovers.

The site is immediately adjoined by R2 Low Density Residential zoned land to the south, R3 Medium Density Residential zoned land to the east and west and SP3 Tourist zoned land to the north. The site is predominantly surrounded by a mix of single and two storey dwelling houses / town houses to the east, west and south of the site with a Council carpark immediately to the north. The Penrith Panthers Stadium is located further north of the site, with largely tourism and recreation uses directly to the north east and north west, with an existing 6-storey, aged care development (Royce Retirement Village) and restaurants with associated car parking directly opposite, on the northern side of Jamison Road.

Recreational and open space facilities are located within the immediate vicinity of the site including Penrith Park / Howell Oval to the north east of the site, Cable Water Ski Park to



the north west and Max Baker Reserve located to the south of the site. The site is located in close proximity to local waterways such as Peach Tree Creek and Nepean River located further east of the site.

The development proposes a part 4 part 5 storey built form across 3 buildings within the R3 zoned portion of the site. The development also proposes a single storey form within the R2 zoned portion of the site. The development provides a much needed upgrade to the existing residential aged care facility resulting in an improved outcome for land use whilst complimenting the surrounding building character.

8.1.2 Potential Impacts

The development is required to have an optimal outcome for the site that exhibits design excellence to avoid potential impacts on the:

- Existing and future desired character of the built form within the area;
- Site and streetscape constraints;
- Environmental amenity of the site and adjoining properties;
- Natural landscape and features; and
- Public domain and pedestrian / vehicular movements.

The proposal presents a quality design outcome for the site that exhibits design excellence.

In summary, the proposed development is considered to have an overall positive impact in regard to design quality matters that were raised under Item 3 of the SEARs. These matters are addressed by the following subsections, which demonstrate that potential impacts associated with the proposed development will be positive with respect to design quality.

Design Excellence

Item 3 of the SEARs establishes that design excellence provisions established by any applicable environmental planning instrument (EPI) be considered and a competitive design process should be undertaken if required by an EPI or Concept Approval. The proposed development is not subject to any requirement for a competitive design process. In addition, PLEP does not contain design excellence parameters for site. However, design principles are prescribed by the in Scheule 8 of the Housing SEPP and Seniors Housing Design Guide. These are considered and addressed in **Section 8.2** of this report.

Better Placed

Item 3 of the SEARs requires the GANSW Better Placed 'objectives for good design' to be addressed by this SSDA. These objectives have been considered and addressed in **Section 3.12** of this report.

State Design Review Panel

Item 3 of the SEAR requires where required by the NSW State Design Review Panel (SDRP): Guidelines for Project Teams has been reviewed by the SDRP. In accordance with the Guidelines, the development is not required to be reviewed by the SDRP the Capital Investment Value is less than \$100 million.

8.1.3 Mitigation Measures

In summary, the proposal has mitigated the potential for a sub-optimal outcome of inadequate design quality because:



- The proposal has been designed in accordance with the design principles in Schedule 8 of the Housing SEPP and Seniors Housing Design Guide as discussed in **Section 8.2** of this report
- The proposal exhibits good design and satisfies the objectives for good design in the GANSW Better Placed 'objectives for good design' as discussed in **Section 3.12** of this report.
- The proposal will benefit the local community and future residential occupants as demonstrated within the **Section 8.2** of this report.
- The proposed development exhibits a high-quality design outcome that will deliver a well-rounded range of benefits to the local community and future residential occupants as demonstrated within the **Section 8.2** of this report.

8.2 Built Form and Urban Design

In accordance with Item 4 of the SEARs the following expert reports have been prepared:

- Jackson Teece has prepared an Urban Design Report addressing design excellence principles, refer to **Appendix 2: Architectural Urban Design Report**
- Jenson Hughes has prepared a BCA Assessment Report refer to **Appendix 6: BCA Report**.
- Accessible Building Solutions has prepared an Accessibility Report, refer to **Appendix 5: Access Report**.

8.2.1 Existing Environment

The site is located on the southern side of Jamison Road and has a frontage to Harris Street to the east and frontage to McNaughton Street to the west. The site forms a single parcel of land with two zonings – R2 Low Density Residential (at the rear) and R3 Medium Density Residential along Jamison Road. The site is occupied by an existing single storey aged care facility within the R3 zoned portion along Jamison Road. The rear of the site zoned R2 is currently vacant. The site contains vegetation scattered throughout the site consisting of exotic trees, shrubs, and groundcovers.

The site is immediately adjoined by R2 Low Density Residential zoned land to the south, R3 Medium Density Residential zoned land to the east and west and SP3 Tourist zoned land to the north. The site is predominantly surrounded by a mix of single and two storey dwelling houses / town houses to the east, west and south of the site with a Council carpark immediately to the north. The Penrith Panthers Stadium is located further north of the site, with largely tourism and recreation uses directly to the north east and north west, with an existing 6-storey, aged care development (Royce Retirement Village) and restaurants with associated car parking directly opposite, on the northern side of Jamison Road.

Recreational and open space facilities are located within the immediate vicinity of the site including Penrith Park / Howell Oval to the north east of the site, Cable Water Ski Park to the north west and Max Baker Reserve located to the south of the site. The site is located in close proximity to local waterways such as Peach Tree Creek and Nepean River located further east of the site.

The development proposes a part 4 part 5 storey built form across 3 buildings within the R3 zoned portion of the site. The development also proposes a single storey form within the



R2 zoned portion of the site. The development provides a much needed upgrade to the existing residential aged care facility resulting in an improved outcome for land use whilst complimenting the surrounding building character.

8.2.2 Potential Impacts and Key Urban Design Matters

The following potential impacts, outcomes and key urban design matters specifically associated with the proposed development within the context of the site are required to be considered:

- design principles in Schedule 8 of the Housing SEPP and Seniors Housing Design Guide.
- design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG).
- the relevant requirements and standards to ensure compliance with access and BCA requirements.
- Site specific constraints and characteristics that are required to be directly addressed within the design:
 - The impacts of the proposed building height. Under Section 84 a 9.5m height limit applies to the building under Section 84 of the Housing SEPP. As such combined with the 3.8m height limit, a height of 13.3m applies to the building under Section 87 of the SEPP. In addition, 11.5m height applies to the service equipment on rooftops. The development proposes a height of:

Building A:

- Building Height: 16.8m (3.5m or 26.3% departure)
- Service Equipment Height: 1.4m above topmost roof level
- Total Height: 18.2m

Building B:

- Building Height: 16.3m (3m or 22.5% departure)
- Service Equipment Height: 1.4m above topmost roof level
- Total Height: 17.7m

Building C:

- Building Height: 17.4m (4.1m or 30.8% departure)
- Service Equipment Height: 1.4m above topmost roof level
- Total Height: 18.8m

Building D:

- Total Height: 7m (complies)
- No service equipment located on roof of Building D



- The low and medium density residential character of the area which is predominantly occupied by single and two storey residential development in addition to the existing 6 storey, aged care development (Royce Retirement Village) directly opposite the site, on the northern side of Jamison Road.
- The amenity and visual impact on the surrounding residential properties particularly the residential dwellings adjoining the site to the south (rear of the site) along Harris Street and McNaughton Street.
- A coherent design to respect the architectural variance within the surrounding visual catchment.
- Public domain areas and pedestrian / vehicular access points are enhanced and adequately managed.
- Landscaping and sustainable design principles are implemented to ensure the long-term sustainability of the natural environment of the area in particular the public open spaces within the vicinity of the site and the local waterways such as Peach Tree Creek and Nepean River
- The outdated and limitations of the current assisted aged living facility occupying the R3 zoned portion of the site along the Jamison Road frontage.

8.2.3 Mitigation Measures

The proposal has mitigated the potential impacts and key urban design matters identified above as follows:

Schedule 8 Housing SEPP / Seniors Housing Design Guide

The design principles in Schedule 8 of Housing SEPP and Seniors Housing Design Guide have guided the design of the proposal to ensure the delivery of a high quality development that responds to the site specific constraints and characteristics that has been identified above in **Section 8.2.2**.

The below table provides a summary of the design outcome of the development with the principles within Schedule 8 of the Housing SEPP as contained **Appendix 2: Architectural Urban Design Report**

Table 14 – Schedule 8 Design Principles, Housing SEPP	
Design Principles	Proposed Development
1. Neighbourhood amenity and streetscape	The precinct is tailored for seniors living, articulating the level of care in 2 main components: the ILA's and the RCF. The RCF, the community hub, and the services are central to the development for easy access. The administration is also located in the middle of the site, close to the drop off point. The basement connects all buildings and linen, meals, and waste can be carried to the delivery points easily through it.



Table 14 – Schedule 8 Design Principles, Housing SEPP

Design Principles	Proposed Development
	The RCF has been designed to be a domestic environment, still be able to offer the best level of care for the residents. The site currently hosts an aged care facility that is going to be replaced by ILUs and a smaller RCF. Its surroundings are small residential housing, seniors apartments, and commercial areas. The new development is an ideal transitional element among all these realities, for scale, use, and amenity. Shadow studies have been prepared to demonstrate that the bulk of the proposed building does not significantly increase overshadowing to neighbouring buildings and retains good levels of amenity to their properties. Alternative scenarios have been prepared to analyse the best urban outcome for the site and its surroundings, contained in Section 1.6 of Appendix 2: Architectural Urban Design Report. The buildings step down towards the South and have more than compliant setbacks towards the neighbouring properties on that side. Building D footprint has been reduced to the minimum, leaving a large portion of the site to be fully landscaped in correspondence of the houses in the South. The number of storeys of this Community Hub has also been kept to 1 to minimise the impacts. The site is relatively flat. The buildings have been oriented and placed on site to allow drainage towards its lowest point. The proposed building height is compatible with the surroundings buildings and street sections, particularly the 6-storey built form located adjacent to the on the northern side of Jamison Road. The bulk is allocated to provide an effective transition. The buildings are generally setback to align with the existing adjacent structures.
2. Visual and acoustic privacy	The buildings are located and oriented to maximise solar access and privacy. The different angles in the building orientation avoids that the apartments look into each other's. Balconies guarantee the privacy for lower structures. The privacy is enhanced by the aluminium screens, that are placed in key locations. At ground floor, the combination of fences and landscape guarantees the resident privacy. In the worst case, the ILU bedroom windows are located approximately 8.2m from the pathway along Harris Street (12.5m from the vehicular section).
3. Solar access and design for climate	Overshadowing and solar access has been discussed in Section 8.3.3 and Section 8.3.4 of this report.



Table 14 – Schedule 8 Design Principles, Housing SEPP

Design Principles	Proposed Development
	The planning of the ILUs has been designed to maximise solar access to living areas and maximise cross ventilation to improve resident comfort and reduce reliance on mechanical systems. The ILUs have ample glazing with balcony screening to maximise daylight while ensuring privacy. The community hub foyer has a green roof to reduce the heat gain.
4. Stormwater	The Council flood studies have been analysed and the building RLs set accordingly. There are some small areas of the site affected by flooding towards the eastern boundary and access way, where terrain levels were not raised or buildings placed to avoid any adverse flood impact to the adjacent properties. All storm water for the development will connect to the 2 OSD tanks located in opposite sides of the development, one below the driveway on Harris Street and the other in the basement in the corner of Jamison Road and McNaughton Street. Roof downpipes will be connected to the rainwater tank adjacent to the OSD tank.
5. Crime Prevention	A Crime Prevention Through Urban Design (CPTED) Report has been prepared by The Planning Studio, refer to Appendix 10: CPTED Assessment. The CPTED Report makes achievable recommendations that will sufficiently mitigate the potential for crime and anti-social behaviour. The recommended CPTED interventions can be readily incorporated through ongoing design development. All resident entries at ground level are well lit and visible from the apartments above to ensure passive surveillance is maintained day and night. The communal areas are also overlooked by apartments above to deter potential offenders and reduce vandalism. The site also has 24/7 video surveillance. Shared entries are provided via the secure lobbies at street level and from the basement car park. These entries will be well lit, locked with swipe card access required and will have 24/7 video surveillance. The building will have an intercom system that uses video so no visitor will be able to gain access to the building without being sighted by a resident or security and granted access. The entries are also continuously monitored by security.
6. Accessibility	This SSDA is supported by an Access Report that has been prepared by Accessible Building Solutions provided in Appendix 5: Access Report. The Access Report confirms that compliance with the applicable statutory requirements, including the provisions of the Disability Discrimination Act 1992 and benchmark requirements in relation to accessibility, can be readily achieved.



Table 14 – Schedule 8 Design Principles, Housing SEPP

Design Principles	Proposed Development
	All internal and external spaces have been designed to be accessible. Parking has been provided in the basement for all residents, staff and visitors. Accessible car spaces are provided within the basement level and ground level along the entry driveway for short stay. The development proposes vehicular access from McNaughton Steet for ambulance and a drop off / pick up area and an additional two vehicular access points are proposed from Harris Street which provides a service access to the ground floor loading/unloading area and access to the basement car parking level. Various pedestrian access points are also provided from the three street frontages.
7. Waste Management	Resident accessible Garbage Rooms are provided near the lift cores on each level with a chute that takes garbage to the main garbage room located in the basement. Recycling bins will be provided in these garbage rooms and will be collected by a building manager and taken to the basement for storage and collection. Waste Audit has prepared Operation Waste Management Plan provided in Appendix 30: Waste Management Plan – Operational.

The below table provide a summary of the design outcome of the development with the design principles for the Seniors Housing Design Guide, as contained in the **Appendix 2: Architectural Urban Design Report**.

Table 15 – Design Principles, Seniors Housing Design Guide

Design Principles	Proposed Development
1. Design for Country	The connecting with country framework has been applied to the design process with positive outcomes for place and community. The proposed building occupies substantially the same area of the existing building, however hosting more people and providing a more modern and better service to the community. The shape of the buildings increases the connection with nature and balances the porous surfaces on the site. In terms of ground reshape, while the excavation of the car park could not find a better solution, the development has no substantial impact on flood levels. Refer to Appendix 3: Aboriginal Cultural Heritage Assessment Report for the outcomes related to Healthy Community, Protecting Aboriginal cultural heritage, and cultural competency.



Table 15 – Design Principles, Seniors Housing Design Guide

Design Principles	Proposed Development
	Refer to Section 3.12 of this report for the Better Placed outcomes.
2. Care for the Planet	<u>Indoor Environmental Quality and Load Reduction</u> • Maximise natural ventilation • Optimise daylight/ natural lighting • Select glazing and insulation to optimise performance • Passive shading – screens + balcony design • Volatile Organic Compounds (VOC) & Formaldehyde minimisation • Green roof • Meet or exceed BASIX requirements <u>Optimise Energy Consumption</u> • Selection of water efficient fixtures, • Selection of highly efficient LED lighting and appliances • Selection of highly efficient and flexible air conditioning systems • Utilising Building Management Control Systems (BMCS) for constant monitoring and control. <u>Renewable Resources</u> • Solar PV on Rooftop • Rainwater harvesting <u>Transport</u> • Group transport – resident shuttle bus • Charging for Electric Vehicles (EV) to be provided in Basement car park <u>Responsible Material Selection</u> • Encourage separation and recycling of demolition and construction materials • Prioritise use of materials with environmentally sustainable credentials Refer to Appendix 25: Sustainability Report for detailed information on ESD initiatives within the development.
3. Site Analysis Environmental Response	Expert consultants have been engaged to assess the flood risk to the site and develop the required flood measures. The buildings have been oriented to facilitate the overland flow paths. An arborist has been engaged to identify Tree Protection Zones (TPZ) for the mature significant street trees. Additional opportunities are being implemented to increase the tree canopy cover within the site as part of the proposal, in particular within the generous landscaped setbacks along the roads and the area on the south.



Table 15 – Design Principles, Seniors Housing Design Guide

Design Principles	Proposed Development
	The development aims to provide a choice for the locals to remain in the neighbourhood longer during their life. The future residents will also experience a new lifestyle based on principles of positive ageing, characterised by social and physical engagement. A cross-site path has been introduced so that the larger community can be exposed to the quality of the development and make it part of the urban experience.
4. Site Analysis Environmental Response	Careful consideration of its context and adjacencies has informed the proposed design. The typology of seniors apartment building is not new to the neighbourhood, as it has been introduced by the Royce across the road. The proposed development, though, reads the urban fabric and reacts to it accordingly. Along Jamison Road the length of the blocks have been kept to the minimum and each volume visually split in two, to create a rhythm. Along Harris Street and McNaughton Street, each volume has been articulated to find a relationship with the housing along the road. Safe access has been provided to the development, clearly marking the pedestrian entries and separating as much as possible the vehicular and pedestrian flows. The number of roads and driveways has also been minimised placing them in the middle of the site, so that they can serve all the buildings. The community driveway has been placed on McNaughton Street, while the car park and service entries are on Harris Street. Generous setbacks have been provided to maintain the neighbour's privacy and they have been carefully landscaped. Particular attention has been provided to the properties on the south both in terms of privacy and overshadowing. The height of the buildings has been concentrated towards the main artery of Jamison Road, going to transition towards the south residential developments. Three types of roofs have been employed: concrete flat for the buildings A, B, and C, while the Community Hub has a green roof and a metal deck roof. All services placed on them have been screened.
6. Care, Wellbeing and Community	A range of accommodation, as well as care support services community, well-being facilities and associated administration spaces will be provided on-site. In terms of accommodation, a mix of 1, 2 and 3 bedrooms have been offered in addition to 5 care rooms for respite and palliative services. The ILUs are provided with a diversity of communal spaces, both indoors and outdoors, to support the physical and mental wellbeing of residents. The communal areas are concentrated in the Communal Hub and at the top level of building A. The resident interaction promoted within the:



Table 15 – Design Principles, Seniors Housing Design Guide

Design Principles	Proposed Development
	• Gym; • Indoor pool; • Salon; • Health Spa; • Spa; • Jacuzzi area; • Cafe/Restaurant; • Multifunction Room; • Resident Lounge; • Private Dining; • Games Room; and • Gardens
7 Design for physical ageing and dementia	The generously proportioned ILUs are designed to SEPP Housing 2021 requirements with required circulation spaces within kitchens, at doorways and entries. Flush thresholds will be provided at balconies to ensure safety and accessibility. All communal areas have been designed to be secure and accessible. All apartments will comply with NCC requirements, including BASIX, and the Apartment Design Guidelines. Fundamental to the design philosophy is to create a de-institutionalised environment which is reflected in the style and character of the buildings. The design for the overall site aims to create a vibrant residential community for the elderly. The spaces provided are easily navigable, to support wayfinding and so reduce confusion in the residents that might be affected by dementia. Strong connections with the gardens have been created in the communal spaces
8. Design Principles	<u>Design Principles for Residential Care Facilities (Section 12 of the Seniors Housing Design Guide)</u> The design includes an aged care facility in form of a care hub. 5 rooms designed for short term accommodation are combined with dining, lounge, and service spaces to offer a domestic and familiar environment. The functional spaces like dirty utility, clean utility, storage, nurse station, and kitchen/servery, have been located within the care hub, while the laundry, commercial kitchen/ wellness and administrative spaces can be found in the co-located social hub, which is shared with the ILU's. The Care Hub model is an innovation in the sector. It offers palliative and respite services to the residents. The aim is to support resident's quality of life and extend their permanence in their home as much as possible.



Table 15 – Design Principles, Seniors Housing Design Guide

Design Principles	Proposed Development
	The small number of rooms enhance the human experience and the focus on the carer-resident relationship. The facility is organised in a single wing that has a dedicated entry from the drop-off area. In architectural terms, the facade treatment of the aged care component does not differ from the ILU's part, so that is fully de-institutionalised. The main relation of the facility is with the Building A and the garden in between them. A generous terrace and soft landscape are the articulation of this space in between. The landscape, combined with a fence, provide acoustic and visual privacy. The level above overhangs with balconies so to protect the spaces from sun and rain. This configuration has a positive effect on balancing the heating and cooling requirements. The small number of rooms reduces the repetition in facade and the length of the corridor. The mechanical plants are integrated with the rest of building B and are screened from the view. The entry is located under the porte cochere that protects the drop off and hosts the ambulance bay. This is shared with the ILU's, as well as the cafe, multi-purpose room, wellness centre, and external paths, so to form a strong unified community. The waste collection occurs at the communal loading bay that is accessible from Harris Street. The temporary collection is in the basement. <u>Design Principles for Independent Living (Section 13 of the Seniors Housing Guide)</u> The spatial arrangement of the buildings and the central location of the gardens and Community Hub are key in supporting the health and well-being of residents across the SummitCare site. The convergence of the resident to this central area is aimed at forming a cohesive community. <u>Design Principles for Independent Living for High Density (Section 16 of the Seniors Housing Guide)</u> Secure and accessible pedestrian entries to all residential lobbies will be provided off the surrounding roads, while the central covered drop off area in front of the Community Hub will be the main vehicular arrival point. The porte cochere height is sufficient to allow the manoeuvre of an ambulance. Ample parking will be provided in the basement. Electric vehicle charging infrastructure will be provided in the basement as per NCC requirements. The mail will arrive at the community hub reception and the residents will be advised by the concierge.



The design principles in Schedule 9 of Housing SEPP and the ADG have guided the design of the proposal to ensure the delivery of a high-quality development that responds to the site-specific constraints and characteristics that has been identified above in **Section 8.2.2**. This is discussed in **Section 8.3.7** of this report.

Building Height

A Clause 4.6 submission has also been prepared in support of the building height variation, refer to **Appendix 8: Clause 4.6 Variation Request**. The Clause 4.6 submissions demonstrates that the height breach to be reasonable and will not have unreasonable environmental amenity impacts.

Building Code of Australia (BCA) / National Construction Code (NCC)

A BCA Assessment Report has been prepared by Jenson Hughes. The BCA Compliance Report is provided at **Appendix 6: BCA Report**. The BCA Assessment Report provides a provisional assessment of the SSDA against the relevant provisions of the BCA. The report concluded that the proposed development can readily achieve compliance with the relevant provisions of the BCA.

Accessibility

This SSDA is supported by an Accessibility Report that has been prepared by Accessible Building Solutions. This report has been provided at **Appendix 5: Access Report**. The accessible facilities provided in the development are outlined in **Section 5.1** of this report. The Accessibility Report provides a provisional assessment of the SSDA against the relevant provisions of the BCA, the access to Premises Standard and the Housing SEPP. The report concluded that the proposed development can readily achieve compliance with the relevant provisions of the BCA, the access to Premises Standard and the Housing SEPP.

8.3 Environmental Amenity

Item 5 of the SEARs requires consideration to how the development achieves good internal and external environmental amenity, minimises amenity impacts on the surrounding locality and provides an assessment against the relevant parts of Schedule 9 of the Housing SEPP and ADG. The following subsections provide an assessment against the relevant matters of consideration for environmental amenity as outlined in Item 5 of the SEARs.

8.3.1 Pedestrian Wind Environment

Item 5 of the SEARs requires the submission of a Pedestrian Wind Environment Statement (PWES). A PWES has been prepared by Windtech and provided in **Appendix 32: Pedestrian Wind Environment Statement** which outlines the likely impact of the development on the local wind environment at the critical outdoor areas within and around the site.

Existing Environment

The site is located on the southern side of Jamison Road and has a frontage to Harris Street to the east and frontage to McNaughton Street to the west. The site is occupied by an existing single storey aged care facility within the R3 zoned portion of the site along Jamison Road. The rear of the site zoned R2 is currently vacant. The site contains vegetation scattered throughout the site consisting of exotic trees, shrubs, and groundcovers. A survey of the land topography indicates that there are no major elevation changes in the area immediately surrounding the site.



The site is predominantly surrounded by a mix of single and two storey dwelling houses / town houses to the east, west and south of the site with a Council carpark immediately to the north. The Penrith Panthers Stadium is located further north of the site, with largely tourism and recreation uses directly to the north east and north west, with an existing 6-storey, aged care development (Royce Retirement Village) and restaurants with associated car parking directly opposite, on the northern side of Jamison Road.

Recreational and open space facilities are located within the immediate vicinity of the site including Penrith Park / Howell Oval to the north east of the site, Cable Water Ski Park to the north west and Max Baker Reserve located to the south of the site. The site is located in close proximity to local waterways such as Peach Tree Creek and Nepean River located further east of the site.

The development proposes a part 4 part 5 storey built form across 3 buildings within the R3 zoned portion of the site. The development also proposes a single storey form within the R2 zoned portion of the site.

Potential Impacts

The PWES has identified that there are three (3) predominant wind directions for the region as being the south-easterly, westerly, and north-easterly winds. The areas of potential impacts that are required to be considered are the critical outdoor trafficable areas associated with the proposed development, which include:

- Pedestrian Footpaths surrounding the site.
- Ground Level trafficable areas and pedestrian throughfares.
- Ground Level terraces and elevated private balconies.

The wind speed criteria for pedestrian comfort that are considered in the PWES are as follows:

- Walking Criterion (8m/s with a 5% probability of exceedance) - for general circulation and pedestrian thoroughfares.
- Standing (Short Exposure) Criterion (6m/s with a 5% probability of exceedance) - for stationary activities generally less than an hour.
- Sitting (Long Exposure) (4m/s with a 5% probability of exceedance) - for stationary activities longer than an hour.

Mitigation Measures

The PWES has recommended the following mitigation measures which have been included in the design to address the potential impacts to ensure the wind speeds will satisfy the applicable criteria for pedestrian comfort and safety identified within the above section.

Ground Level

- The subject buildings are setback at least 6.5m from all the surrounding footpaths, and hence the inclusion of the proposed development within this site is not expected to alter the existing wind flow patterns within and around the footpaths along Harris Street, Jamison Road, and McNaughton Street.
- The orientations of the various buildings within the site in relation to the prevailing winds for the region are expected to minimise down-wash effects off the various facades on to the ground plane.



- Retention of the proposed trees as noted on the Ground Floor Plan within the architectural plans, refer to **Appendix 1: Architectural Drawings**. In addition, tree planting that are evergreen and densely foliating species capable of growing to a height of at least 3-5m, with 3-5m wide canopies.
- Retention of the proposed fences at the following locations:
 - Along the various corner terraces of each building.
 - To the south of Building A across the services access.
 - To the east of Building D, i.e. to the south-east of the bike area.
 - In between Buildings A and B, across the building separation zone.
- Retention of the proposed inter-tenancy divider screens (protruding out of the façade) throughout the Ground Level.
- Retention of the proposed setback nature of the building lobby/foyer entrances to ensure that the entrance zones are shielded from the effects of the prevailing winds.
- Inclusion of 1.2m high portable impermeable screens in between the various seating set-ups within the proposed seating area located to the south of the site (accessed via McNaughton Street), when the area is in use.

Elevated Private Balconies

- The elevated private balconies of the development benefit from the inclusion of various wind mitigation features such as their overall recessed design, balustrades and inter-tenancy screens.
- Ensuring that the balustrades along all aspects of corner balconies are impermeable.

8.3.2 View Analysis

Item 5 of the SEARs requires the submission of a view analysis to identify any impacts of view loss and view sharing. A view analysis has been provided and is discussed in **Section 8.4** of this report; however, the view analysis does not provide a view loss assessment as no significant views exist within the area. The site is surrounded by low-rise buildings to the east / west / south and high-rise buildings and recreational space to the north on the opposite side of Jamison Road. The proposed medium-rise buildings on the site are consistent with the built form of the surrounding area and will not impinge of any views.

8.3.3 Overshadowing

Item 5 of the SEARs requires the submission of shadow diagrams to identify any impacts of the development. The Architectural Plans and the design report, refer to **Appendix 1: Architectural Drawings** and **Appendix 2: Architectural Urban Design Report**, provide shadow diagrams that convey the proposed extent of additional shadowing that will be cast from the proposed development between 9am to 3pm on June 21st / Winter Solstice, December 21st / Summer Solstice and March 21st / Equinox.

Existing Environment



The site has a north-south orientation and is occupied by an outdated single storey aged care facility within the R3 zoned portion toward the front of the site. This portion has three street frontages: Jamison Road to the north (beyond the adjacent Council carpark), Harris Street to the west and McNaughton Street to the east. The rear portion of the site zoned R2 is currently vacant and has no street frontages and shares property boundaries with neighbouring properties occupied by dwelling houses.

The site is located immediately adjacent to single storey and two storey dwelling houses / townhouses to the east, west and south of the site along Harris Street and McNaughton Street.

The development proposes a part 4 part 5 storey built form across 3 buildings within the R3 zoned portion of the site. The development also proposes a single storey form within the R2 zoned portion of the site. The development provides a much-needed upgrade to the existing residential aged care facility. Given the surrounding context, careful consideration has been given to ensure the appropriate mitigation of overshadowing. This has been addressed by the proposed development, as outlined by the following subsections.

Potential Impacts

As mentioned, the Architectural Plans provide shadow diagrams that identify the proposed extent of shadowing that will be cast from the proposed development on the surrounding properties between 9am to 3pm on between 9am to 3pm on June 21st / Winter Solstice, December 21st / Summer Solstice and March 21st / Equinox.

June 21st / Winter Solstice

The shadow diagrams indicate:

- Building A will shadow the site at No. 2 Harris Street. Building A will shadow the northern portion of the single storey dwelling at No. 2 between 9am to 1pm and less than 50% of the private open space between 10am to 3pm. Building D will shadow less than 50% of the private open space at 9am only and will not cast any further shadow.
- Building A will shadow the northern portion of the single storey dwelling at No. 4 between 9am to 10am. The development will not shadow the private open space of No. 4.
- Building B and C will shadow the site at No. 11 McNaughton Street located to the south of the site. Building C will shadow the northern portion of the two storey dwelling at No. 11 between 9am to 10am and greater than 50% of the open space at 9am only. Building B will shadow the northern portion of the two storey dwelling at No. 11 between 1pm to 3pm and greater than 50% of the open space is shadowed between 12pm to 3pm.
- The shadow diagrams also indicate Building D will shadow the open space sites at 13 McNaughton Street located to the south of the site at 3pm.

December 21st / Summer Solstice and March 21st / Equinox

The shadow diagrams indicate the impact around the summer solstice and the equinox are negligible.

Mitigation Measures



The design of the development complies with the ADG provisions. The following design elements have been implemented to mitigate impacts of overshadowing from the development on surrounding properties:

- Lower-density single storey residential care facility (Building D) adjacent to surrounding lower density dwellings with appropriate setbacks.
- Part four and five storey building elements have been aligned in a north-south direction with the four storey form located towards the south adjacent to the neighbouring low density residential dwellings.
- The 4 storey built forms adjacent to the southern boundaries with a interface to the neighbouring low density properties have substantive setbacks.

8.3.4 Solar Amenity

Existing Environment

The site has a north-south orientation and is occupied by an outdated single storey aged care facility within the R3 zoned portion towards the front of the site. This portion has three street frontages: Jamison Road to the north (beyond the adjacent Council carpark), Harris Street to the west and McNaughton Street to the east. The rear portion of the site zoned R2 is currently vacant and has no street frontages.

The development proposes a part 4 part 5 storey built form across 3 buildings within the R3 zoned portion of the site. The development also proposes a single storey form within the R2 zoned portion of the site. The development provides a much-needed upgrade to the existing residential aged care facility. Careful consideration has been given to ensure the appropriate provision of solar access within the development to ensure optimal amenity. This has been addressed by the proposed development, as outlined by the following subsections.

Potential Impacts

The potential impacts of insufficient internal solar and daylight access include:

- A significant reliance on artificial lighting and heating resulting in poor energy efficiency design outcomes.
- A suboptimal design outcome that provides poor quality of life and enjoyment for future occupants of the building
- Health and wellbeing issues for the aging population who are unable to actively seek out other forms of amenity.

Mitigation Measures

The proposed development has effectively mitigated the potential for a sub-optimal design outcome with respect to internal solar amenity through complying with the internal solar amenity provisions of the ADG.

The Architectural Plans, **Appendix 1: Architectural Drawings**, include solar access diagrams that have been prepared to demonstrate compliance with the ADG requirement for at least 70% of dwellings to receive no less than 2 hours of direct solar access to living rooms between the hours of 9am to 3pm during the winter solstice. The proposal will satisfy the applicable requirements under the ADG that relate to internal solar amenity as:



- 74 of the proposed ILUs will receive two or more hours of direct solar access to living rooms between the hours of 9am to 3pm during the winter solstice. This equates to 78.5% of the total number of ILAs proposed.
- 15 of the proposed ILUs will receive one hour of direct solar access to living rooms between the hours of 9am to 3pm during the winter solstice. This equates to 16.1% of the total number of ILUs proposed.
- Only 5 of the proposed ILUs will receive no direct sunlight between 9am and 3pm during the winter solstice. This equates to 5.4% of the total number of ILAs proposed, which is well-below the upper threshold of 15% that is established by the ADG.

8.3.5 Ventilation

Existing Environment

The site has a north-south orientation and is occupied by an outdated single storey aged care facility within the R3 zoned portion towards the front of the site. This portion has three street frontages: Jamison Road to the north (beyond the adjacent Council carpark), Harris Street to the west and McNaughton Street to the east. The rear portion of the site zoned R2 is currently vacant and has no street frontages.

The development proposes a part 4 part 5 storey built form across 3 buildings within the R3 zoned portion of the site. The development also proposes a single storey form within the R2 zoned portion of the site. The development provides a much needed upgrade to the existing residential aged care facility. Careful consideration has been given to ensure the appropriate provision of natural cross-ventilation within the development to ensure optimal amenity. This has been addressed by the proposed development, as outlined by the following subsections.

Potential Impacts

The potential impacts of insufficient natural cross-ventilation include:

- A significant reliance on thermal regulation resulting in poor energy efficiency design outcomes.
- A sub-optimal design outcome that provides poor internal thermal comfort for future occupants of the building
- Health and wellbeing issues for the aging population who are unable to actively seek out other forms of amenity.

Mitigation Measures

The proposed development has achieved sufficient cross-ventilation in accordance with the cross-ventilation targets that are established by the ADG. The Architectural Plans, **Appendix 1: Architectural Drawings**, include diagrams for each level of the proposed buildings that detail the number of ILUs that will be cross ventilated in accordance with Objective 4B-3 of the ADG.

The Architectural Plans confirm that 60 of the proposed ILUs will be naturally ventilated. This equates to 64.5% of the total number of ILUs proposed, which surpasses the minimum threshold requirement of 60% that has been established under the ADG.



8.3.6 Visual Privacy

Existing Environment

The site is predominantly surrounded by a mix of single and two storey dwelling houses / town houses to the east, west and south of the site along Harris Street and McNaughton Street with a Council carpark immediately to the north.

The development proposes a part 4 part 5 storey built form across 3 buildings within the R3 zoned portion of the site. The development also proposes a single storey form within the R2 zoned portion of the site. The development provides a much-needed upgrade to the existing residential aged care facility. Careful consideration has been given to ensure the appropriate provision of internal and external privacy within the development to ensure optimal amenity. This has been addressed by the proposed development, as outlined by the following subsections.

Potential Impacts

The potential impacts of insufficient visual privacy measures include:

- Overlooking of internal areas and the private open spaces of the ILUs and the neighbouring residential properties along Harris Street and McNaughton Street.
- A suboptimal design outcome that provides poor quality of life and enjoyment for future occupants of the building
- A balance between minimising visual privacy impacts whilst providing views and outlook for the private spaces of the residential dwellings within the neighbouring properties and the subject site.

Mitigation Measures

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

- Lower-density single storey residential care facility (Building D) adjacent to surrounding lower density dwellings with appropriate setbacks.
- Part four part five storey building elements have been aligned in a north-south direction with the four storey form located towards the south adjacent to the neighbouring low density residential dwellings.
- The four storey built forms adjacent to the southern boundaries with a interface to the neighbouring low density properties have substantive setbacks.
- The development proposes a 12m building separation between Buildings A, B and C which complies with the minimum 9m building separation requirements of the ADG.
- Significant new landscaping and deep soil is proposed on the site that provides appropriate screening between the buildings within the proposed development and adjoining properties.
- The ILUs have been designed to orientate living areas of the apartments away from each other.
- Appropriate vertical screening is proposed along the balconies of the ILUs.



8.3.7 Apartment Design Guide

Existing Environment

The site is located on the southern side of Jamison Road and has a frontage to Harris Street to the east and frontage to McNaughton Street to the west. The site forms a single parcel of land with two zonings – R2 Low Density Residential (at the rear) and R3 Medium Density Residential along Jamison Road. The site is occupied by an existing single storey aged care facility within the R3 zoned portion along Jamison Road. The rear of the site zoned R2 is currently vacant. The site does not contain any significant vegetation or landscape features.

The site is immediately adjoined by R2 Low Density Residential zoned land to the south, R3 Medium Density Residential zoned land to the east and west and SP3 Tourist zoned land to the north. The site is predominantly surrounded by a mix of single and two storey dwelling houses / town houses to the east, west and south of the site with a Council carpark immediately to the north. The Penrith Panthers Stadium is located further north of the site, with largely tourism and recreation uses directly to the north east and north west, with an existing 6-storey, aged care development (Royce Retirement Village) and restaurants with associated car parking directly opposite, on the northern side of Jamison Road.

Recreational and open space facilities are located within the immediate vicinity of the site including Penrith Park / Howell Oval to the north east of the site, Cable Water Ski Park to the north west and Max Baker Reserve located to the south of the site. The site is located in close proximity to local waterways such as Peach Tree Creek and Nepean River located further east of the site.

The development proposes a part 4 part 5 storey built form across 3 buildings within the R3 zoned portion of the site. The development also proposes a single storey form within the R2 zoned portion of the site. The development provides a much needed upgrade to the existing residential aged care facility resulting in an improved outcome for land use whilst complimenting the surrounding building character.

Potential Impacts

The following potential impacts, outcomes and key urban design matters specifically associated with the proposed development within the context of the site are required to be considered in conjunction with Schedule 9 of the Housing SEPP and the ADG.

- The impacts of the proposed building height. The impacts of the proposed building height. Under Section 84 a 9.5m height limit applies to the building under Section 84 of the Housing SEPP. As such combined with the 3.8m height limit, a height of 13.3m applies to the building under Section 87 of the SEPP. In addition, a 11.5m height applies to the service equipment on rooftops. The development proposes a height of:

Building A:

- Building Height: 16.8m (3.5m or 26.3% departure)
- Service Equipment Height: 1.4m above topmost roof level
- Total Height: 18.2m

Building B:

- Building Height: 16.3m (3m or 22.5% departure)
- Service Equipment Height: 1.4m above topmost roof level



- Total Height: 17.7m

Building C:

- Building Height: 17.4m (4.1m or 30.8% departure)
- Service Equipment Height: 1.4m above topmost roof level
- Total Height: 18.8m

Building D:

- Total Height: 7m (complies)
- No service equipment located on roof of Building D
- The low and medium density residential character of the area which is predominantly occupied by single and two storey residential development, in addition to the existing 6 storey, aged care development (Royce Retirement Village) directly opposite the site, on the northern side of Jamison Road.
- The amenity and visual impact on the surrounding residential properties particularly the residential dwellings adjoining the site to the south (rear of the site) along Harris Street and McNaughton Street.
- A coherent design to respect the architectural variance within the surrounding visual catchment.
- Public domain areas and pedestrian / vehicular access points are enhanced and adequately managed.
- Landscaping and sustainable design principles are implemented to ensure the long-term sustainability of the natural environment of the area in particular the public open spaces within the vicinity of the site and the local waterways such as Peach Tree Creek and Nepean River.
- The outdated and limitations of the current assisted aged living facility occupying the R3 zoned portion of the site along the Jamison Road frontage.

Mitigation Measures

The design principles in Schedule 9 of Housing SEPP and the ADG have guided the design of the proposal to ensure the delivery of a high-quality development that responds to the site-specific constraints and characteristics that has been identified above in this section of the report. The development has implemented mitigation measures to address matters of environmental amenity as required by the ADG, refer to **Sections 8.3.1 - 8.3.5** of this report.

A Clause 4.6 submission has also been prepared in support of the building height variation, refer to **Appendix 8: Clause 4.6 Variation Request**. The Clause 4.6 submissions demonstrates that the height breach to be reasonable and will not have unreasonable environmental amenity impacts.

The below table provides a summary of the design outcome of the development with the principles within Schedule 9 of the Housing SEPP as contained **Appendix 2: Architectural Urban Design Report**.



Table 16 – Design Principles, Schedule 9 of the Housing SEPP

Design Principles	Proposed Development
1. Context and Neighbouring Character	The site sits at the back of the council car park on Jamison Rd between McNaughton and Harris St in Penrith and currently hosts the SummitCare aged care facility that has been providing services for over 20 years. The site sits within an established urban area, where can be found single/double storey residences, seniors living apartments, aged care facilities and commercial premises. The proposal seeks to replace the existing home with 4 buildings able to create an ageing in place community. The development fits the neighbourhood character, complementing the residential offer of the area. In fact, it adds opportunities for seniors living and aging in place, a step between a residential accommodation and an aged care facility.
2. Built Form and Scale	The new buildings address the different relationships around the site. The bulk of the development is placed towards Jamison Road, with 5 storeys out of the ground. This starts a height transition from the 6 storey Royce buildings on the opposite side of the road. The buildings step to 4 storeys in their length and have a considerable setback towards the residences to the South. The impact of the residential component on the houses towards South has been carefully considered and the design has a better outcome of a LEP compliant scheme. Building B has 2 more transitions in height: to the double height space of the community hub entry and the 1.5 storey rest of the communal spaces. The height limit established by the Housing SEPP bonus is marginally beached by the top slab of the building, lifts overruns and solar panels. The breach is due to the need of setting the buildings at RL 27.80 for flood requirements. Building D footprint has been minimised, placing some spaces underground, to have a large, landscaped area at the back so that the impacts to the neighbours are minimised. The buildings define a well proportionate courtyards that provide amenity to the apartments. This creates a consistent and proportionate building rhythm along Jamison Road, which enforces the idea of site permeability. On the upper levels balconies are provided screens to maximise internal amenity and to provide a good level of privacy.



Table 16 – Design Principles, Schedule 9 of the Housing SEPP

Design Principles	Proposed Development
	Emphasis has been placed on providing a strong corner gesture with a refined facade treatment on Jamison Road, coming from East.
3. Density	More seniors housing is needed in the Penrith Local Government Area (LGA) with the population aged over 65 years predicted to almost double between the 2016 census and the 2036 forecast. Furthermore, Penrith Council's Local Strategic Planning Statement aims to provide new homes to meet the diverse needs of our growing community (Our homes, planning priority 3), including those dedicated to the ageing population. The proposed development includes 93 ILUs, 5 care service rooms and facility, 1 shared community hub, and administration spaces. The apartments are designed to be flexible, adaptable and spacious with generously sized balconies to enable residents to entertain their extended family and friends, much like the family home. Co-located Residential Care beds provide the flexibility for additional care and respite if a residents health declines and in home care is no longer able to support their needs.
4. Sustainability	The siting of the buildings has been studied so that the solar access is maximised both for the apartments and the landscaped areas. Careful design of balconies and the vertical screening balances maximising solar access and shading to reduce reliance on heating and cooling. In addition, ADG cross ventilation has been achieved. The community hub entry roof is a green roof to reduce the heat island effect. Materiality for all the building elements will be assessed with sustainability, durability and embodied energy central to the selections. Additional sustainable initiatives include waste management and recycling, selection of water efficient fittings, solar PV on the rooftop and rainwater harvesting and re-use.
5. Landscape	A key objective is to achieve a landscape that integrates the built form, the external private spaces and the public domain in a



Table 16 – Design Principles, Schedule 9 of the Housing SEPP

Design Principles	Proposed Development
	cohesive and stimulating ensemble. A balance between permeability and private spaces has been sought to maximise social interaction and provide a safe environment for the residents. Generous landscaping has been provided in the publicly accessible Village Plaza, the internal resident communal courtyard and the Level 2 Communal Terrace to foster a strong connection to nature and provide a high level of amenity for residents and the public. Deep soil zones have been maximised where possible, in particular in proximity of building D, and along the Jamison Road interface that provide significant screening and privacy. The selection of planting and materials has been designed to minimise ongoing maintenance.
6. Amenity	The ILUs comply with the ADG for solar access to living spaces and cross ventilation. All apartments have ample private outdoor spaces, some with planters, that are accessed from generous open planned internal spaces. Natural lighting has been maximised by large, glazed openings to all living spaces. The ILUs have been designed according to Housing SEPP requirements ensuring accessibility and adaptability. For items not covered by SEPP Housing the development complies with the ADG for room sizes and dimensions, ceiling heights, solar access, cross ventilation, storage provisions etc to ensure resident amenity is maximised. The proposed development also provides a variety of easily accessible and high-quality communal spaces for residents to enjoy within the Community Hub located in Building D. The facilities provided include a lounge, cafe/restaurant, private dining, multi-function room, salon, health spa, swimming pool, jacuzzi and spa rooms, gym, laundry, and commercial kitchen.
7. Safety	The safety of residents is an important aspect of the site. Buildings have secure private entrances from the streets. The courtyard between B and C is part of the public realm and it is the most open so that the passive surveillance is maximised. The landscaped areas between A and B, and around D are secure. The accessible entries will be well lit and clearly articulated and require security fob for entry. The entries will have both active



Table 16 – Design Principles, Schedule 9 of the Housing SEPP

Design Principles	Proposed Development
	and passive surveillance through the use of security cameras and balconies that overlook entries. The secure basement car park is accessed from the existing Harris Street entry with boom gates ensuring the car park is only accessible to residents, visitors and staff. Secure lift lobbies will be provided in the basement with video surveillance provided.
8. Housing Diversity and Social Interaction	The proposed development includes 93 ILUs (3 buildings of 7 x 1-bedroom ILUs, 70 x 2-bedroom ILUs, and 16 x 3-bedroom ILUs). This responds to the market demand of an ageing population looking to downsize and remain in their local community. All apartments cater for future needs of residents by complying with Housing SEPP with accessible master bedrooms and bathrooms provided to allow them to be adapted to be fully accessible if required. Clearances and circulation spaces at entry doors, internal doorways, kitchens and balconies are typical to all apartments. The proposed development provides a variety of new communal spaces and uses for residents within the community hub and in the gardens surrounding it. These spaces encourage social interaction and build community.
9. Aesthetics	The proposed development will offer good quality apartments so that the seniors moving here have a smooth transition downsizing from their family home. The buildings address the natural context and character of the site, placing the taller building towards the main road, reducing the scale towards the South. The building is articulated in parts so that the appearance is of a series of smaller structures sitting next to each other. Each component is then visually broken up in smaller parts to reduce the scale. The facades have been treated with balconies and screens in a playful and elegant way to create an exciting variety based on simple elements. The use of high-quality materials highlights key elements of the building, breaking up the mass to obtain a more vertical and slender forms.



8.4 Visual Impact

Item 6 of the SEARs requires visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. A Visual Impact Assessment (VIA) has been prepared by Jackson Teece Architects and provided in **Appendix 33: Visual Impact Assessment**. The VIA identifies the visual catchment for the proposal and evaluates the level of visual impact within the surrounding context with photomontages and perspectives showing the proposed development as it would be viewed from the surrounding streets / public domain.

8.4.1 Existing Environment

The site is located on the southern side of Jamison Road and has a frontage to Harris Street to the east and frontage to McNaughton Street to the west. The site forms a single parcel of land with two zonings – R2 Low Density Residential (at the rear) and R3 Medium Density Residential along Jamison Road. The site is occupied by an existing single storey aged care facility within the R3 zoned portion along Jamison Road. The rear of the site zoned R2 is currently vacant. The site does not contain any significant vegetation or landscape features, and the topography is generally flat.

The site is predominantly surrounded by a mix of single and two storey dwelling houses / town houses to the east, west and south of the site with a Council carpark immediately to the north. The Penrith Panthers Stadium is located further north of the site, with largely tourism and recreation uses directly to the north east and north west, with an existing 6-storey, aged care development (Royce Retirement Village) and restaurants with associated car parking directly opposite, on the northern side of Jamison Road.

Recreational and open space facilities are located within the immediate vicinity of the site including Penrith Park / Howell Oval to the north east of the site, Cable Water Ski Park to the north west and Max Baker Reserve located to the south of the site. The site is located in close proximity to local waterways such as Peach Tree Creek and Nepean River located further east of the site.

The development proposes a part 4 part 5 storey built form across 3 buildings within the R3 zoned portion of the site. The development also proposes a single storey form within the R2 zoned portion of the site. The development provides a much needed upgrade to the existing residential aged care facility resulting in an improved outcome for land use whilst complimenting the surrounding building character.

8.4.2 Potential Impacts

The view analysis is required to identify any potential visual impacts the development may have on the surrounding visual catchment that includes the built character within the surrounding residential area, transport corridors, and environmental features such as open space and parkland. The VIA utilises the following methodology to identify the potential impact:

- Visual Effect – Analyse the nature and scale of the proposal within the defined visual catchment.
- Visual Impact – Evaluate the consequences of that visual effect, environmental context and receptor sensitivity are applied.



- Acceptability – Test the resulting visual impact against broader project objectives relevant to the proposal.

The VIA identified five (5) public view points within the visual catchment of the of the site to represent visibility based on their proximity, surrounding land-use, key character typologies, topographical variations and extent of visibility of the proposed development. The VIA selected the following view points and identified the following potential impacts:

Table 17 – Visual Impact Assessment Findings	
View Point	Potential Impacts
View 1: View from the corner of Mulgoa Road and Jamison Road	Visual Impact: Low The development sits well beyond the immediate foreground and is filtered by intervening housing stock and established canopy. Only isolated upper-level elements may project above the tree line. The future development mass is comparable to The Royce. Consequently, the view is expected to experience a low visual effect, with the proposal fitting comfortably within the existing layering of suburban, institutional and landscape elements.
View 2: View along Jamison Road facing west	Visual Impact: Low The proposed four-storey buildings introduce a more legible urban edge without dominating the wide Jamison Road corridor. While the roofline marginally masks a small section of the distant Blue Mountains escarpment, the sky-plane remain largely intact and the view duration is momentary for motorists, limiting perceived impact. Overall, the change reads as a moderate.
View 3: View along Jamison Road facing East	Visual Impact: Low The build form will be prominent and hold the corner of Jamison Road and Harris Street. Tree buffer to be maintained. The magnitude of the impact along Jamison Road will be moderate-low
View 4: View along Harris Street facing North	Visual Impact: Low-Moderate The redevelopment will introduce a modest increase in apparent height, but stepped massing and retention of boundary landscaping ensure new built form remains subordinate to the existing tree canopy and recessive within the streetscape. The proposal continues the north-south graduation of scale established by The Royce, resulting in a low-to-moderate visual effect that is compatible with Harris Street's residential character.



Table 17 – Visual Impact Assessment Findings	
View Point	Potential Impacts
View 5: View along McNaughton Street facing north	Visual Impact: Low-Moderate The redevelopment’s stepped height strategy means new built form will appear as a modest rise behind foreground dwellings, read against the existing backdrop of The Royce. The perceived change in scale is incremental, with visual effect assessed as low-to-moderate and acceptable within the evolving streetscape context.



Figure 23: Public View Points as contained in the VIA (Jackson Teece)

8.4.3 Mitigation Measures

The VIA submitted with the SSDA demonstrates the development will have low to low-moderate visual impact on the surrounding character of the visual catchment as the development incorporates the following within the design:

- A single storey built form is proposed adjacent to the surrounding lower density dwellings within the R2 zoned portion of the site with appropriate setbacks to manage bulk, scale, and visual amenity;
- Part four-part five storey building elements have been aligned in a north-south direction to ensure the larger built forms are located along Jamison Road opposite the high-rise buildings to the north of the site.
- The proposed buildings are designed with ample building separation / setbacks consistent with the ADG requirements to reduce visual amenity impacts internally and externally of the site.
- Significant new landscaping and deep soil in the recesses between the buildings and along the site boundaries will create a major improvement to the landscaping and canopy on site. This ensures the development enhances the landscaping setting of the site and softens the building appearance within the visual catchment.



- Contemporary materials and finishes are proposed with both solid and light weight materials respecting the surrounding building character. The development incorporates detailed face brick and FC cladding / rendered facades with a mixture of solid, metal and glazed balustrades. Aluminium windows, screens and capping are also proposed.

8.5 Public Space

Item 7 of the SEARs requires the SSDA to demonstrate how the development maximises the amount, access to and quality of public spaces. The SEAR's requires a Public Space Plan and Crime Prevention through Environmental Design (CPTED) report to be submitted with the SSDA. A Public Space Plan has been included as part of the landscape plan and strategy prepared by Arterra, refer to **Appendix 18: Landscape Plans**. The Planning Studio has prepared a CPTED Report and is provided in **Appendix 10: CPTED Assessment**.

8.5.1 Existing Environment

The site is occupied by an outdated single storey aged care facility within the R3 zoned portion towards the front of the site. This portion has three street frontages: Jamison Road (beyond the adjacent Council carpark) to the north, Harris Street to the west and McNaughton Street to the east. The rear portion of the site zoned R2 is currently vacant. The site currently has vehicle access from both McNaughton Street and Harris Street, and pedestrian access is from the Jamison Road frontage.

The site contains vegetation scattered throughout the site consisting of exotic trees, shrubs, and groundcovers. The landscaping has been extensively altered over time and there are no trees considered of high retention value on the site. A total of 109 existing trees were assessed as part of the SSDA that are located within the site or immediately adjacent to the site.

The CPTED report has identified the following key assessment features of the existing site relevant for the assessment:

- The site is located near the intersection of two busy main roads (Jamison Road and Mulgoa Road) which provides high accessibility to public transport but also a high-volume traffic environment.
- The area has a high proportion of housing specific for older people with the existing SummitCare housing on site and the Royce Retirement Village, located directly opposite the site on Jamison Road.
- The site is located at the fringe of the Penrith Panthers Rugby Leagues Club, which typically experiences higher rates of crime.
- Entrance to Penrith Panthers leisure complex is located approximately 350m from the site, increasing traffic volumes and parking on local streets at peak times with the potential for pedestrian traffic to and from the complex passing the site.
- The surrounding locality is generally well maintained and provides a clear delineation between public and private space. Surrounding buildings to the southern side of the site are single dwellings.
- The surrounding streetscape provides dedicated footpaths, though the volume of pedestrians is low, reflective of the existing low density suburban development.



8.5.2 Potential Impacts

The following potential impacts and matters to be considered in relation to the public space within the site and its surrounding characteristics:

- The location of the site in close proximity to the intersection of two busy main roads - Jamison Road and Mulgoa Road - which provides high accessibility to public transport but also a high volume traffic environment.
- The area has a high proportion of housing specific for older people with the existing SummitCare housing on site and the Royce Retirement Village, located directly opposite the site on Jamison Road.
- The location of the site at the fringe of the Penrith Panthers Rugby Leagues Club, which typically experiences higher rates of crime.
- The location of the site in close proximity to the entrance to Penrith Panthers leisure complex, increasing traffic volumes and parking on local streets at peak times with the potential for pedestrian traffic to and from the complex passing the site.
- The surrounding locality is generally well maintained and provides a clear delineation between public and private space. Surrounding buildings to the southern side of the site are single dwellings.
- The surrounding streetscape and public domain provides dedicated footpaths, though the volume of pedestrians are low, reflective of the existing low density suburban development.

8.5.3 Mitigation Measures

Public Space Plan

The landscape plans and strategy provide details of the public space as part of the site-wide landscape plan to the specifications of SEARs Item 7. The development will provide the following public space as part of the landscaped setting of the site:

- Secured visitor courtyard between Buildings A and B.
- Semi public open space within the northern forecourt between Buildings B and C.
- Semi public garden areas along Harris Street / McNaughton Street / Jamison Road boundaries of the site.
- Outdoor public seating area adjacent to Building D servicing the multi-functional space.

The open space areas have incorporated the following design mitigation measures to ensure high quality delivery and amenity of the above public spaces:

- Deep soil / garden areas which includes the retention of 14 existing significant trees and the planting of 164 new trees within the site to reduce urban heat island impacts.
- Outdoor seating areas within courtyard areas and the cafe terrace area will be provided with a mixture of deciduous and evergreen trees that will provide cool summer shade and solar access during winter.



- Landscaped pathways offering simple circuits around the courtyards and legible connections throughout the site.
- Landscape pedestrian access points along the Harris Street and McNaughton Street streetscapes and from the existing Council car park located along Jamison Road to maximise street activation.
- Water features and sculptural elements close to the buildings and adjacent to the public main entry from McNaughton Street to create an attractive environment.
- Separate vehicular entry points from McNaughton Street and Harris Street to reduce conflict with the pedestrian entry points.

Crime Prevention through Environmental Design

The CPTED report recommends the following mitigation measures to address CPTED principles to alleviate any potential risks / impacts:

- Provision of wayfinding signage, building identification signage and signage in parking areas where appropriate to reinforce perceptions of safety and legibility in the development.
- Unobstructed main building entrances to ensure sightlines are provided to and from the development. Areas of high risk, such as entrances, stairwells, pedestrian routes are to have suitable visibility from a distance.
- Appropriate low level landscaping and plant selection that is well maintained and cared for to prevent vegetation from becoming overgrown and creating opportunities for concealment.
- Use of landscaping to delineate between the public space and the communal open space to minimise loitering and access by non-residents and visitors.
- Entrances to the secure communal spaces remain secure and provide access to residents, their guests and workers.
- Care to be given to the design of the facade and balconies to ensure that natural ladders are avoided. Natural ladders can provide unwanted access to the upper levels of the development.
- Maximise effective natural and incidental surveillance to reduce the opportunities for crime and anti-social behaviour in and around the site.
- Maintain a consistent level of lighting throughout the exterior of the proposed development. Lighting should be adequate to permit facial recognition and provide visibility into a vehicle. This will be especially important within and around the public car parking area on Jamison Road, in the private/public areas (Building B and C) and along main pedestrian routes in and around the site.
- All lighting will be installed in accordance with CPTED requirements to increase safety, provide clear sightlines and reduce any dark areas or blackspots within the site. In particular, entrances to the buildings within and around the public car parking area on Jamison Road, in the private/public areas and along main pedestrian routes in and around the site.



- Mechanisms are put in place to facilitate the on-going maintenance of the building, including the implementation of a rapid removal policy for vandalism repair and the removal of graffiti.
- Provision of secure access (card / key controlled entries / lifts etc.) to all entrances of the building to facilitate in defining and securing the site's communal and privately accessible areas.
- Vehicle entry and exit points provide appropriate identification signage, street numbering, and sightlines to increase safe access.
- Walls and ceilings of the parking levels to be painted white and proper surveillance devices be installed in accordance with CPTED requirements.
- The inclusion of appropriate infrastructure within the communal open spaces (ie. seating, BBQ spaces) to increase the activity and use by residents and visitors which in turn will increase the visibility of people on site and also the connection between neighbours.
- All safety components for doors and fire exits should be installed in accordance with BCA, Fire and CPTED requirements during finishing stage of the development.
- That all buildings are capable of providing for a letter box collection point set within the lobby thus allowing for surveillance and security. For further security, the lobby entry points are set back from the public street frontages.
- The garbage bay is located in the basement and is lockable and only accessed by authorised persons.
- A Plan of Management be prepared prior to the occupation phase. This should include particulars on retail operating hours, maximum capacities, access and egress arrangements, maintenance and cleanliness to ensure all tenants are aware of their responsibilities.

8.6 Trees and Landscaping

Item 8 of the SEARs requires consideration to be given to the landscape setting and assessment of the significance of the trees on the site with an objective to increase the amount of vegetation and urban tree canopy for the site. Arterra have prepared landscape plans / strategy and arborist report , which are provided in **Appendix 18: Landscape Plans** and in **Appendix 4: Arboricultural Impact Assessment Report**.

8.6.1 Existing Environment

The site is occupied by an outdated single storey aged care facility within the R3 zoned portion towards the front of the site. This portion has three street frontages: Jamison Road to the north (beyond the adjacent Council carpark), Harris Street to the west and McNaughton Street to the east. The rear portion of the site zoned R2 is currently vacant.

The site contains vegetation scattered throughout the site consisting of exotic trees, shrubs, and groundcovers. The landscaping has been extensively altered over time and no trees are considered to be of high retention value on the site. A total of 109 existing trees were assessed as part of the SSDA that are located within the site or immediately adjacent to the site.



8.6.2 Potential Impacts

The following potential impacts and matters to be considered in relation to the construction of the development on the trees and landscaping located on the site and the surrounding area:

- Damage and disturbance of existing trees and landscaping to be retained during the excavation / demolition / construction of the development.
- Removal of trees and landscaping increasing the urban heat island effect and reduction in tree canopy coverage of the area.
- Loss of deep soil planting area and reduction to pervious site coverage with the increase footprint of the proposed development as compared to the existing aged car facility occupying the site.
- A sub-optimal landscape outcome that provides poor amenity and outlook for the site and surrounding properties.

8.6.3 Mitigation measures

The landscape plans and strategy provide a site-wide landscape plan to the specifications of Item 8 within the SEARs. The appended landscape design documentation has addressed each of the matters outlined at **Section 8.6.2** to demonstrate that the delivery of a high-amenity landscape and retention of trees has been achieved. The following is noted in this regard:

Deep Soil Coverage:

The proposed development will deliver 2,328m² of deep soil / garden areas which includes the retention of 14 existing significant trees and the planting of 164 new trees within the site. This amounts to 20.9% of the entire site area. It has been established that the proposed deep soil zone coverage has satisfied the intended effect of the ADG.

Tree Planting and Vegetation Management:

The Arborist report recommends the removal of 95 trees of which 86 (91%) are rated with a low or nil retention value as they are predominantly exotic, invasive and weed species. Also, these trees are in the footprint of the proposed works (construction and the extensive and required re-grading).

The Arborist report recommends the retention of 14 existing significant trees and the planting of 164 new native trees within the site. The report recommends tree protection and management recommendations in Section 3 of the Arborist Report that are to be adopted during the construction phase of the development.

Tree Canopy Coverage:

The proposed landscape design increases the amount of tree canopy coverage from 13% to 31%, representing a 18% increase with the planting of 164 new native trees.

Urban Heat:

The proposed development has addressed potential impacts associated with urban heat through increasing the coverage of canopy trees across the site. The development proposes a landscaped area of 5,726m² including deep soil areas and garden areas which



amounts to 51.6% of the site area. Other mitigation measures to address urban heat has been discussed in Section 8.7 of this report.

Solar Amenity:

The landscape spaces and green infrastructure on the site have been designed with solar amenity philosophy. The development provides sunny and shaded outdoor seating areas with courtyard areas and café terrace area. The increase in tree canopy cover ensures the provision of shading whilst solar access is permitted in courtyards with small shrub plantings. This ensures the multi-use of landscape spaces all year round.

Streetscape Activation:

The proposed development will deliver a significant increased landscaping on the site and provide an attractive green streetscape presentation with the retention and planting of new canopy trees. Landscaped pathways offering simple circuits around the courtyards and within the immediate vicinity of the buildings to provide access to residents and visitors. Landscape pedestrian access points along the Harris Street and McNaughton Street streetscapes and from the existing Council car park located along Jamison Road, provide a defined entrance points for the site.

Green Infrastructure

The development has been designed with a landscape led approach to deliver high quality green infrastructure in accordance with the design principles within the GANSW Greener Places Design Framework. The development proposes 5,726m² of landscaped area which consists of deep soil areas which includes the retention of existing significant trees and the planting of 164 new native trees; outdoor seating areas; a green roof; landscaped pathways; landscape pedestrian site access points and water features and sculptural elements.

8.7 Ecologically Sustainable Development

Item 9 of the SEARs requires the preparation of an Ecologically Sustainable Development (ESD) Report. E-Lab Consulting has prepared a Sustainability Report, provided in **Appendix 25: Sustainability Report**, which outlines various measures and initiatives that will be implemented to achieve the ESD principles and compliance with relevant BASIX energy, water and thermal comfort targets. In addition, Efficient Living has prepared a Section J Alternative Solution Assessment, provided in **Appendix 24: Section J Alternative Solution Assessment** which outlines measures within the design of the development to ensure compliance with Section J of NCC.

8.7.1 Existing Environment

The site is located on the southern side of Jamison Road and has a frontage to Harris Street to the east and frontage to McNaughton Street to the west. The site forms a single parcel of land with two zonings – R2 Low Density Residential (at the rear) and R3 Medium Density Residential along Jamison Road. The site is occupied by an existing single storey aged care facility within the R3 zoned portion along Jamison Road. The rear of the site zoned R2 is currently vacant. The site contains vegetation scattered throughout the site consisting of exotic trees, shrubs, and groundcovers.

The site is predominantly surrounded by a mix of single and two storey dwelling houses / town houses to the east, west and south of the site with a Council carpark immediately to the north. The Penrith Panthers Stadium is located further north of the site, with largely



tourism and recreation uses directly to the north east and north west, with an existing 6-storey, aged care development (Royce Retirement Village) and restaurants with associated car parking directly opposite, on the northern side of Jamison Road.

Recreational and open space facilities are located within the immediate vicinity of the site including Penrith Park / Howell Oval to the north east of the site, Cable Water Ski Park to the north west and Max Baker Reserve located to the south of the site. The site is located in close proximity to local waterways such as Peach Tree Creek and Nepean River located further east of the site.

8.7.2 Potential Impacts

The potential impacts of insufficient ESD design measures adopted within the development include:

- Significant energy consumption and excessive production of greenhouse gases with the use of non-renewable energy, artificial lighting, mechanical thermal comfort control.
- Excessive consumption and mistreatment of water with the use of high flow water fixtures, no rainwater harvesting and no implementation of sustainable stormwater management practices.
- Increase in the urban heat island impact within the Greater Penrith area. Currently, the site is identified as experiencing a high level of urban heat island impact compared to its surroundings with temperatures in excess of 8.64°C above the local baseline surface air temperatures.
- A suboptimal design outcome that provides poor quality of life and enjoyment for future occupants of the building

8.7.3 Mitigation Measures

The Sustainability Report and Section J report outlines the following mitigation measures to be implemented to ensure the delivery of a sustainable development:

Energy and Greenhouse Gas Emissions Initiatives:

- Installation of solar photovoltaic systems within the roof areas. An appropriately sized system will allow the development to generate renewable electricity to offset demand and minimise stress on the grid.
- Design the development to eliminate the use of fossil fuel dependent energy and transition to all electric systems to enable net zero emissions in operation by 2035.
- Installation of high efficiency LED lighting throughout, including common areas with efficiency controls. Controls will include motion and daylight sensors, timers and zoned switching which will help reduce unnecessary consumption of energy.
- Installation of energy meters and monitoring systems in accordance with Section J of the NCC. The automated control of applicable centralised systems will reduce unnecessary energy consumption and allow energy demands to be better managed across the development.
- Design the development to balance between daylight access and solar heat gains to ensure occupant comfort and energy performance is maximised.



- Installation of appliances and centralised equipment with a high energy efficiency/performance to minimise consumption.
- Encourage use of low-emission transport alternatives with the provision of bicycle parking and public transport networks in close proximity of the site.

Water Initiatives:

- Installation of low-flow sanitary water fixtures to reduce consumption. All sanitary fixtures are to be provided with the highest Water Efficiency Labelling Scheme (WELS) star rating feasible.
- Planting of native vegetation and landscaping within efficient irrigation systems to mitigate the effects of climate change and urban heat island.
- The development to supply irrigation demand from an on-site rainwater tank.
- An integrated WSUD and stormwater strategy to be developed for the site considering the impacts of future flood predictions under climate projections and in-line with council planning requirements.

Climate resilience and urban heat island initiatives:

- A risk assessment to be undertake to identify the potential impacts of climate change and include design response which specifically address identified risks deemed to be of high or extreme significance.
- Design features to reduce the Urban Heat Island Effect including site greening through on-grade canopy cover and rooftop landscaping, high solar reflectance hardscaping, precinct reflectivity studies, passive shading and solar photovoltaic systems.

Material use and responsible procurement initiatives:

- 90% of construction and demolition waste is to be diverted from landfill.
- Inclusion of sufficient bins and appropriate separation systems to ensure waste is minimised and effective recycling is enabled. Refer to **Section 8.16** of this report for discussion on waste management.
- A robust decommissioning strategy be implemented for the development, highlighting opportunities for localised reuse and downcycling.
- Any feasible, products and materials selected for the project are required to hold third-party verified environmental declarations (or equivalent certification) to allow for life cycle reporting and quantification of embodied impacts.
- Ensuring paints, adhesives, sealants, floor coverings, carpets and engineered wood are selected appropriately to provide a healthier indoor environment.
- All timber, including virgin and engineered timber used through construction and as part of finished elements shall be sourced from certified sustainable forestry.

Comfort and Quality initiatives:

- Deliberate material selection, acoustic attenuation and designing the shape of the building and openings accordingly to achieve acoustic comfort.



- Appropriate mix of vernacular design, overhangs, high-performance windows, and mechanical systems to deliver the users optimised thermal.
- Use of high colour rendering index (CRI > 85) LED lighting. Low-glare lighting with baffles or louvres to limit UGR.
- Greenery through natural planting throughout assists in a connection to nature for occupants. It also has a cooling effect, reducing the Urban Heat Island Burden on the project.

Management initiatives:

- Head Contractor to follow strict sustainability protocols.
- design will be such to ensure the peak stormwater runoff is equivalent to or below the pre-development peak. This water will be treated to ensure low levels of Nitrogen, Phosphorus, Gross Pollutants and Total Dissolved Solids enter the wastewater system.
- Ensure the emission of ozone depleting chemicals through refrigerant leakage and other systems used across the building are reduced.
- All external lights are pointed downwards, or designed to strike a hard surface (i.e., awning or wall). This limits light spill into the night sky, assisting with bird migratory patterns and wasted energy.

8.8 Traffic, Transport and Accessibility

Item 10 of the SEARs requires consideration of impacts associated with traffic, transport and accessibility. McClaren Traffic Engineering have prepared the following reports to address Item 10 of the SEARs:

- **Appendix 9: Construction Traffic Management Plan**
- **Appendix 14: Green Travel Plan**
- **Appendix 28: Traffic and Parking Impact Assessment**

The Traffic and Parking Impact Assessment (TPIA) has provided an assessment that considers the traffic and transport implications of the proposed development. This assessment relates to the construction and operational phases of the proposed development. Importantly, the (TPIA) has provided an assessment that has necessary regard for the entire site in relation to trip generation and car park provision.

As detailed by the subsections below, the Traffic (TPIA) has demonstrated that the proposed development will not result in any unacceptable traffic or transport impact, including in relation to the capacity of the immediate local road network.

8.8.1 Existing Environment

The site is located on the southern side of Jamison Road and has a frontage to Harris Street to the east and frontage to McNaughton Street to the west. The site forms a single parcel of land with two zonings – R2 Low Density Residential (at the rear) and R3 Medium Density Residential along Jamison Road. The site is occupied by an existing single storey aged care facility within the R3 zoned portion along Jamison Road. The rear of the site zoned R2 is currently vacant.



The site is predominantly surrounded by a mix of single and two storey dwelling houses / town houses to the east, west and south of the site with a Council carpark immediately to the north. The Penrith Panthers Stadium is located further north of the site, with largely tourism and recreation uses directly to the north east and north west, with an existing 6-storey, aged care development (Royce Retirement Village) and restaurants with associated car parking directly opposite, on the northern side of Jamison Road.

Mulgoa Road identified as a classified road is located further east of the site within 90m of the site. The site is located approximately 2km south of Penrith train station and a bus stop is located along Jamison Road adjacent the site. There are a number of bus routes along Jamison Road and Mulgoa Road, providing transport connections to Penrith and Springwood.

The existing vehicle access to the site are from McNaughton Street and the site has various pedestrian entry points along Jamison Road, Harris Street and McNaughton Street.

8.8.2 Potential Impacts

The potential impacts of the development during the construction phase and future operation on the following traffic network that needs to be considered:

- Jamison Road - located to the north of the site and is identified as an unclassified collector road with a 12m wide sealed carriageway facilitating two lanes of traffic in each direction and kerbside parking.
- Harris Street - located to the west of the site, is identified as an unclassified collector road with an 8m wide sealed carriageway facilitating two lanes of traffic in each direction and kerbside parking. Jamison Road / Harris Street are currently performing at a high level of efficiency
- McNaughton Street - located to the east of the site, is identified as an unclassified collector road with an 11m wide sealed carriageway facilitating two lanes of traffic in each direction and kerbside parking. The intersection of Jamison Road / McNaughton Street is currently performing at a high level of efficiency
- Intersection of Jamison Road and Mulgoa Road - identified as a classified road is located further east of the site within 90m of the site. This intersection is nearing capacity.
- Capacity of the surrounding road network to sustain additional on-street carparking and loading/unloading vehicles.
- The cumulative impacts on existing infrastructure from a public transport and vehicle / pedestrian safety perspective.
- Sub-optimal design outcome for parking and vehicular accessways on the site.

8.8.3 Mitigation Measures

The appended Traffic Report, Construction Traffic Management Plan and Green Travel Plan have addressed each of the matters outlined at **Section 8.8.2**. The following traffic and transport mitigation measures are proposed to minimise any impacts of the development:

Car parking



In accordance with the provisions of the Housing SEPP the Traffic Report identifies the development requires a total of 110 car parking spaces, including 98 spaces for residents, 7 for visitors and 5 for staff. The Architectural Plans plan indicates a total of 117 car parking spaces within a basement level, including 99 for residents, 5 for staff and 13 for visitors. In addition, there are two (2) wash bays and 1 service bay in the basement. The development also includes 3 car spaces on the ground floor level for ambulance and a drop off / pick up area. This results in a parking provision of 121 car parking spaces, giving a numeric surplus of 11 spaces based on the SEPP requirement and requirements for staff.

Accessible Car Parking

In accordance with the provisions of the Housing SEPP the Traffic Report identifies the 98 resident car parking spaces include 40 standard car parking spaces 2.4m in width (41%), 15 spaces compliant with AS2890.6:2021 (15%) and 49 spaces a minimum of 3.2m in width (50%). This meets the minimum standards of the Housing SEPP.

Servicing and Loading

The development proposes vehicular access for servicing and loading/unloading from Harris Street. The loading and circulation facilities on the site are appropriate for the circulation of a 12.5 Heavy Rigid Vehicle. Swept path tests have been conducted of the circulation ability of a 12.5m HRV and have been deemed successful.

Vehicular Access /Car Parking Design

The development proposes vehicular access from McNaughton Street for ambulance and a drop off / pick up area with 3 car spaces (including 2 accessible spaces). An additional two vehicular accesses are proposed from Harris Street which provides a service access to the ground floor loading/unloading area and access to the basement level. The proposed car parking and service vehicle layout has been assessed to generally achieve compliance with the relevant objectives and requirements of AS2890., AS2890.2 and AS2890.6. The vehicular access and car parking design allow for a forward entry and exit to/from the site, resulting in superior road safety outcome.

Traffic Generation

The traffic generated by the site equates to 45 vehicle trips in both the site peak and 25 vehicle trips in the PM peak periods respectively. The traffic generated by the proposed development has been assessed using SIDRA modelling and has been found to not detrimentally impact the ongoing operation of the existing road network.

Pedestrian Access

Various pedestrian access points are provided with 1 access point from Harris Street, 2 access points from the existing Council car park fronting Jamison Road and 3 access points from McNaughton Street. This provides legible and safe access to and from the site for pedestrians.

Construction Traffic Management Plan

A Construction Traffic Management Plan (CTMP) has been prepared (refer **Appendix 9: Construction Traffic Management Plan**) to address item 10 of the SEARs and to mitigate any impacts during the construction phase of the development. The CTMP establishes provisional arrangements for vehicular access to the site during the construction phase, in addition to a traffic control regime and truck access routes. Temporary pedestrian controls



are also contemplated by the CTMP. CTMP permits on-site construction staff parking to minimise impacts of on-street parking.

Green Travel Plan

A Green Travel Plan has been prepared (refer **Appendix 14: Green Travel Plan**) to address item 10 of the SEARs and to encourage sustainable travel choices to minimise traffic and parking impacts. The GTP establishes site-specific actions and incentives to manage travel demands and embrace the principles of sustainable transport to maximise the use of transport modes that have a lower environmental impact such as walking, cycling, public transport, or car share schemes.

8.9 Biodiversity

Item 11 of the SEARs requires the assessment of any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land. Land Eco Consulting prepared a BDAR Waiver Statement provided in **Appendix 7: Biodiversity Assessment Report Waiver**.

8.9.1 Existing Environment

The site is occupied by an outdated single storey aged care facility within the R3 zoned portion toward the front of the site. This portion has three frontages: Jamison Road to the north (beyond the adjacent Council carpark), Harris Street to the west and McNaughton Street to the east. The rear portion of the site zoned R2 is currently vacant.

The site contains vegetation scattered throughout the site consisting of exotic trees, shrubs, and groundcovers. The vegetation on the site has been extensively altered through historically clearing, landscaping and infill planting and consists primarily of exotic trees, shrubs, and groundcovers.

8.9.2 Potential Impacts

The BDAR Waiver Statement considers the following potential impacts:

Vegetation

The vegetation on the site has been historically cleared and constitutes primarily of planted exotic trees, shrubs and groundcovers. The vegetation (garden beds and lawns) occurring predominantly around the borders of the site, contain a mixed assemblage of exotic species, both ornamental and noxious plants. The western edge of the site consisted of a narrow line of exotic trees.

The vast majority of the site trees and shrubs are introduced species and commonly planted ornamentals that offer low habitat value within this highly modified, urbanised locality. Many of the exotic species are invasive bushland weeds. The ground cover includes sparse native fragments though is dominated by lawn grasses and common weeds.

Owing to the degraded nature of the vegetation within the site as a result of historical clearing, infill planting and ongoing garden maintenance, the vegetation within the site represents low conservation value.

Threatened Species



There are no historical records of threatened fauna or flora within the site. A shortlist of species that may occur on the site and/or be impacted from the proposed development are provided within Table 1 of **Appendix 7: Biodiversity Assessment Report Waiver**.

Protected Species

A large number of Fairy Martin nests were found under the eaves of the buildings on the site. This species is a local migrant, appearing in the locality in spring to undertake nesting. The nests have been anchored on an artificial structure which is proposed for removal. This structure supports the nests but is not considered important to the local survival of the species, which is locally common and not a listed threatened species.

The vegetation within the site may provide intermittent foraging habitat for a small suite, of common, urban-adapted protected bird species known from the locality. This vegetation is heavily degraded in an urban setting. The vegetation within the site, consisting of encroached weeds and some understorey planted exotic species, is unlikely to offer any important foraging habitat for protected species.

8.9.3 Mitigation Measures

The BDAR Waiver Statement concludes that a BDAR is not required for the site and the BDAR Waiver be supported as:

- The impacts of the proposed development will not adversely affect a local, viable population of any threatened species.
- the proposed development will not impact upon any area of remnant or self-sown indigenous native vegetation. Trees present within and adjacent to the site, are believed to be historically planted and consist mainly of exotic species commonly used in landscaping. Considering the origins of all of the vegetation on the site, and their current position in a highly modified, urban landscape (garden beds and road verges), it is not likely that they play a substantial role for local biodiversity.

The Department of Planning, Housing and Infrastructure undertook an assessment of the BDAR Waiver and has determined that the proposed development is not likely to have any significant impacts on biodiversity values, refer to **Appendix 34: BDAR Waiver Determination**.

Notwithstanding the above, the following aspects of the proposed development are noted as measures to mitigate any potential impact:

Construction Phase:

The proposed works will be undertaken in accordance with the applicable Australian Standards and will incorporate all necessary industry-standard management measures. The incorporation of tree protection measures during the construction phase as outlined in **Section 8.6** of this EIS. Also, the implementation of erosion and sediment controls to reduce any pollution as outlined in **Section 5.8** of this report.

Operational Phase:

The proposed landscape design will incorporate native plant species that will enhance the ecological profile of the site. Other aspects of the proposed landscape design, as outlined at **Section 8.6** of this EIS, are further considered to support this project objective.



ESD interventions that will be integrated with the development should also be noted in this regard as outlined at **Section 8.6** of this EIS.

8.10 Noise and Vibration

Item 12 of the SEARs requires the assessment of noise and vibration with the submission of a Noise and Vibration Assessment. Pulse White Noise Acoustics prepared a Noise and Vibration Impact Assessment, refer to **Appendix 19: Noise and Vibration Impact Assessment**.

8.10.1 Existing Environment

The site is occupied by an outdated single storey aged care facility within the R3 zoned portion toward the front of the site. This portion has three frontages: Jamison Road to the north (beyond the adjacent Council carpark, Harris Street to the west and McNaughton Street to the east. The rear portion of the site zoned R2 is currently vacant and has no street frontages and shares property boundaries with properties occupied by dwelling houses.

The site is predominantly surrounded by a mix of single and two storey dwelling houses / town houses to the east, west and south of the site with a Council carpark immediately to the north. The Penrith Panthers Stadium is located further north of the site, with largely tourism and recreation uses directly to the north east and north west, with an existing 6-storey, aged care development (Royce Retirement Village) and restaurants with associated car parking directly opposite, on the northern side of Jamison Road.

The development proposes a part 4 part 5 storey built form across 3 buildings within the R3 zoned portion of the site. The development also proposes a single storey form within the R2 zoned portion of the site. The development provides a much needed upgrade to the existing residential aged care facility resulting in an improved outcome for land use whilst complimenting the surrounding building character.

8.10.2 Potential Impacts

The potential noise and vibration impacts as a result of the proposed construction and operation of the development need to be considered for the following surrounding residential and commercial receivers:

- The single and two storey dwelling houses to the east, west and south of the site along Harris Street and McNaughton Street
- The 6-storey, aged care development (Royce Retirement Village) directly opposite the site, on the northern side of Jamison Road.
- The commercial premises consisting of restaurants with associated car parking directly opposite the site, on the northern side of Jamison Road.

In addition, potential noise and vibration impacts need to be considered for the internal amenity of the development from the following sources:

- Traffic noise within the vicinity of the site from surrounding roadways and the train line which is located to the south of the site.
- Operation of the development including mechanical services equipment, car parking areas and waste and collection operations.



The Noise and Vibration Impact Assessment identified commercial and residential receivers and to assess the potential impacts one noise logger was located on the site to the rear, as identified in the below image:



Figure 24: Commercial and residential receivers within the vicinity of the site (Pulse White Noise Acoustics)

8.10.3 Mitigation Measures

The following noise and vibration mitigation measures are proposed to minimise any impacts of the development:

External Building Material

Acoustic construction of external building materials is recommended within Section 4 of the Noise and Vibration Impact Assessment to ensure internal noise levels are achieved in accordance with relevant NSW Environmental Protection Authority (EPA) guidelines and policies.

Mechanical Services Equipment



All plant and equipment are to be acoustically treated to ensure the noise levels at all surrounding receivers comply with noise emission criteria detailed within Section 5 of the Noise and Vibration Impact Assessment. Details of the required mechanical services equipment and acoustic treatments to ensure the relevant noise level criteria is achieved will be provided as part of the Construction Certificate submission of the project.

Onsite Vehicle and Car Parking Noise

For the car park, it is anticipated that operational noise impacts to nearby receivers associated with onsite vehicular movements and car parking activities will be minimal as any noise will be sufficiently contained within basement. The entry/exit doors such as roller doors or motorised gates are to be designed and controlled to comply with the established in the NSW EPA Noise Policy for Industry project noise trigger levels.

It is expected that vehicular activities will be infrequent for drop off and pick up and/or for emergency ambulance access. As such, this is anticipated to have minimal adverse impacts or annoyance on the nearby receivers.

Waste and Garbage Collection

Noise resulting from the removal of waste and garbage from the site, including garbage trucks and the like will be undertaken in accordance with council's waste management requirements.

Noise resulting from the collection of waste from the site will include intermittent collection using approved waste collection vehicles. The resulting noise impact resulting from the site will be similar to noise levels currently experienced by exiting receivers from exiting waste collection services, train noise and vehicle movements on surrounding roadways.

Road and Traffic Network

Road traffic noise from nearby road volumes have deemed that detailed acoustic assessment in accordance with the Department of Planning Development Near Rail Corridors and Busy Roads – Interim Guideline and the State Environmental Planning Policy (Transport and Infrastructure) are not required.

Construction Phase

Section 7 of the Noise and Vibration Impact Assessment provides recommendations to mitigate noise and vibration impacts during the construction phase of the development. The recommendations include construction hours; equipment maintenance; complaint management and register; undertaking certain works in enclosed spaces; acoustic screening; monitoring and measuring noise and vibration levels.

8.11 Ground and Water Conditions

Item 13 of the SEARs requires the assessment of ground and water conditions with the site. Martens and Associates have prepared a Preliminary Geotechnical Investigation, refer to **Appendix 20: Preliminary Geotechnical Investigation**.

8.11.1 Existing Environment

The Geotechnical Investigation sought to establish the nature of existing ground conditions through the drilling of eight boreholes. These boreholes have been referenced as 'BH101' to 'BH108' throughout the Geotechnical Report. For reference, an extract of the Borehole



Location Plan is appended to the Geotechnical Report. Proceeding this, soil samples were transported off site for laboratory testing. Laboratory results established subsurface conditions including:

- Topsoil / fill comprising clayey sandy silt encountered in the southern portion of the site.
- Typically, firm to stiff clayey sandy silt / sandy silty clay / silty clay encountered across the site
- Very stiff to hard clayey sandy silt / sandy silty clay / silty clay encountered across the site with the exception of the north eastern portion of the site.
- Typically, medium dense silty sand / silty clayey sand with loose band / layer encountered across the site with the exception of the north western portion of the site.
- Generally medium dense to dense gravels and cobbles in a sand matrix.

Groundwater seepage was encountered at five of the eight boreholes that were drilled.

NSW ePlanning Spatial Viewer indicates that the site is not impacted by acid sulfate soil (ASS) risk and the nearest ASS risk zone site is approximately 8 km northwest from the site.

8.11.2 Potential Impacts

The Geotechnical Investigation details that the proposed development is inferred to be impacted by the following key geotechnical constraints:

- Variable ground conditions across the site.
- Unknown thickness of gravels and cobbles layer.
- Unknown ground condition below gravels and cobbles layer.
- Firm to stiff alluvial clay and loose alluvial sand in places is considered unsuitable as foundation material or as a working platform.
- Excavation of piles through gravel and cobble layer may be difficult with conventional piling rig and tools.
- Piling or excavation below approximately 5.5 m may encounter groundwater seepage and soil collapse.

8.11.3 Mitigation Measures

The Geotechnical Investigation recommends the following mitigation impacts:

Excavation

Excavations for basement car park will encounter mostly alluvial clay and sand with possibly some gravels / cobbles. Soils should be readily excavated using conventional earthmoving equipment.

All excavation work to be completed in accordance with the Code of Practice 'Excavation Work', by Safe Work Australia. Excavation method statements will be prepared by the excavation contractor prior to the issue of CC.

Excavation Support



Excavations will be temporarily and permanently battered back / supported / retained to maintain excavation stability and limit potential adverse impacts on surrounding structures / neighbouring properties. Appropriate support methodologies will be adopted by the excavation contractor and design engineer and approved by a geotechnical engineer.

Earth Pressure Coefficients

Preliminary shoring or retaining wall design may adopt preliminary at rest, active and passive earth pressure coefficients of:

- 0.59, 0.42, 2.37 for topsoil / existing fill and alluvial firm to stiff clay.
- 0.55, 0.38, 2.66 for very stiff to hard alluvial clay.
- 0.47, 0.31, 3.26 for medium dense alluvial sand / gravels and cobbles.

Footing Systems and Safe Bearing Pressures

The buildings are supported by piles founding within the gravels and cobbles layer and further geotechnical investigation should be carried as outlined in Section 4.1.4 of the Geotechnical Report.

Due to presence of loose soils and groundwater, continuous flight auger (CFA) grout injected piles be adopted to support exposed subsurface materials and maintain excavation stability. Shallow footings, such as pad and strip footings founding on at least very stiff alluvial soil be adopted for Building D.

All footings within building are founded within consistent material to minimise risk of differential foundation movement. Alternatively, a lower end bearing capacity should be adopted to limit differential movements. End bearing capacity values should be confirmed by an experienced geotechnical engineer during construction stage.

Groundwater Management

It is considered that the proposed bulk excavation is unlikely to intercept the permanent groundwater table. However, ephemeral perched groundwater inflow, if encountered within soil profile during excavation, is expected to be limited. This inflow can be readily managed by sump and pump methods.

Drainage Requirements

Appropriate perimeter and sub-surface drainage to be provided to divert overland flows and potential perched groundwater, away from excavations, foundations and behind all retaining walls, and limit ponding of water in excavations and near footings.

All site discharges to be passed through a filter material prior to release. Diverted flows should be directed (where possible) to a suitable stormwater system so as to prevent water accumulating in areas surrounding retaining structures and footings.

Soil Erosion Control

Removal of soil overburden should be performed in a manner that reduces the risk of sedimentation occurring in the Council stormwater system and on neighbouring lands. All spoil on site should be properly controlled by erosion control measures to prevent transportation of sediments off-site. Appropriate soil erosion control methods in accordance with Landcom (2004) shall be required.

Additional Works



Section 5 of the Geotechnical Investigation outlines additional geotechnical works are carried out to develop the final design and prior to construction

8.12 Water Management

Item 14 of the SEARs requires details of the proposed water and drainage infrastructure and preparation of an Integrated Water Management Plan. TTW have prepared an Integrated Water Management Plan, refer to **Appendix 17: Integrated Water Management Plan**.

8.12.1 Existing Environment

The site is occupied by an outdated single storey aged care facility within the R3 zoned portion toward the front of the site. This portion has three frontages: Jamison Road to the north (beyond the adjacent Council carpark), Harris Street to the west and McNaughton Street to the east. The rear portion of the site zoned R2 is currently vacant and the site has generally a flat topography.

The site has five stormwater discharge points. These consist of three direct connections to Council's inground drainage network and two points of discharge to the kerb (one on Harris Street and one on McNaughton Street).

8.12.2 Potential Impacts

The Integrated Water Management identifies the following potential impacts that are required to be considered:

- **Stormwater Quantity:** Increase in stormwater runoff from the site as a result of the development and the impact on the downstream Council drainage system.
- **Stormwater Quality:** Increase in pollutant loads in the stormwater discharge of the site as a result of the development and the impact on the existing drainage network in the area.
- **Erosion and Sediment:** the potential for soil degradation and pollution of waterways during the construction phase of the development.

8.12.3 Mitigation Measures

The appended Integrated Water Management Plan have addressed each of the matters outlined at **Section 8.12.2**. The following mitigation measures are proposed to minimise any water and drainage impacts of the development:

Stormwater Quantity

Section 4.1 of the Integrated Water Management Plan outlines provision to control stormwater quantity. The development nominates five (5) stormwater discharge points. This is detailed in **Section 5.8** of this report.

A DRAINS model was used to assess the proposed development stormwater and whether there was any impact to Council's existing drainage system. A OSD tank is proposed to capture the building roof catchment, which makes up the majority of the site. The OSD tank will mitigate flows up to and including the 1% Annual Exceedance Probability (AEP) events to ensure no inundation of the downstream Council drainage system and to ensure no increase in total runoff from the site as a result of the development.



Stormwater Quality

Section 4.2 of the Integrated Water Management Plan outlines treatment measures to ensure stormwater quality. A treatment train consisting of a combination of proprietary stormwater quality devices, swales and a rainwater tank are proposed to manage various catchments of the development. This is detailed in **Section 5.8** of this report.

Construction Phase

Section 4.3 of the Integrated Water Management Plan outlines provision of sedimentation and erosion control measures to be implemented during the construction phase of the development. The measures are outlined in detail in **Section 5.8** of this report. The measures are required to be considered and further documented by the contractor prior to commencement of the works through a Soil and Water Management Plan (SWMP).

8.13 Flood Risk

Item 15 of the SEARs requires a flood impact risk assessment to be completed. TTW have prepared a Flood Impact and Risk Assessment, refer to **Appendix 13: Flood Impact and Risk Assessment**.

8.13.1 Existing Environment

The site is occupied by an outdated single storey aged care facility within the R3 zoned portion toward the front of the site. This portion has three frontages: Jamison Road to the north (beyond the adjacent Council carpark), Harris Street to the west and McNaughton Street to the east. The rear portion of the site zoned R2 is currently vacant.

The site sits above the lower floodplain of the Nepean River and the site is situated in close proximity to Peach Tree Creek, approximately 330m west of the site. The ground surface within the site is typically quite flat, varying from a low of 26.5m AHD at the northwest corner of the site to a high of 27.7m AHD in the northeast. The eastern portion of the site slopes towards a sag point on McNaughton Street, whilst the west of the site slopes towards the Peach Tree Creek in the northwest.

The site is predominantly surrounded by a mix of single and two storey dwelling houses / town houses to the east, west and south of the site with a Council car park immediately to the north. The Penrith Panthers Stadium is located further north-east of the site, with largely tourism and recreation uses directly to the north, with an existing 6-storey, aged care development (Royce Retirement Village) directly opposite, on the northern side of Jamison Road.

The development proposes a part 4 part 5 storey form across 3 buildings within the R3 zoned portion of the site. The development also proposes a single storey form within the R2 zoned portion of the site.

8.13.2 Potential Impacts

The Flood Impact and Risk Assessment identifies the following potential impacts that are required to be considered for the development.

- The backwater effect along Peach Tree Creek to Jamison Road from the floodwaters of Nepean River. As a result, the Flood Planning Level (FPL) for the LGA



is defined as the 1% AEP flood level plus 0.5 m freeboard. For the site, this equates to a minimum ground floor level of approximately 27.55m AHD.

- Overland flooding from the capacity of the stormwater system being exceeded as a result of the development.
- The increase in the current flood risk as a result of climate change.
- The increase of population on land that is below the flood planning level.

In addition, the potential impact that the proposed development would create unacceptable flood level increase or worsening of the flood conditions over the neighbouring properties in the area needs to be considered.

8.13.3 Mitigation Measures

The appended Flood Impact Assessment have addressed each of the matters outlined at **Section 8.13.2**. The impact assessment concludes:

- The proposed development will have no significant impact on flood behaviour or flood hazard in the 1% Annual Exceedance Probability (AEP) event, with a maximum increase in flood level of 7mm.
- The flood planning level for the site (1% AEP + 0.5m Australian Height Datum (AHD)) is approximately 27.55m AHD. The proposed development is located 150–250mm above this.
- The potential impact of climate change has been considered, with a 18.6% increase in rainfall intensity equating to a 200mm increase in flood levels at the site. This would result in a level of 27.24m AHD, which is below the 0.5% AEP flood level and lower than the minimum Finished Floor Level of 27.70–27.80m AHD for the proposed development.
- Additional protection is provided for the basement driveway with a crest above Probable Maximum Flood (PMF) level on Harris Street (27.25m AHD) to prevent sudden inundation in PMF event.
- The development is compliant with the flood controls set out in the Penrith City Development Control Plan as the site is not in a floodway and the development is located above the flood planning level.

8.14 Hazard and Risks

Item 16 of the SEARs requires a preliminary risk screening in accordance with Chapter 3 of SEPP (Resilience and Hazards) 2021 where there are dangerous goods and hazardous materials associated with the development. EHO Consulting prepared a Hazardous Materials Management Survey and Register (Hazmat report) provided in **Appendix 15: Hazardous Materials Management Survey**.

8.14.1 Existing Environment

The Hazmat report summarised the following site observations during a site inspection conducted on 7 and 8 January 2025:

- The site is a former hospital now operating as a residential aged care facility built 1960s with additions in 1980s.



- The site is occupied by brick buildings with concrete walls, tiled roofs and a variety of vinyl flooring both visible and concealed by carpet as well as numerous presumed polychlorinated biphenyls light fittings.
- Aged care rooms within the building consist of teal vinyl tiling concealed by modern timber vinyl, plasterboard walls and ceiling.
- At the centre of the facility is the original hospital, comprising of vinyl flooring, plasterboard and vinyl wall lining and plasterboard ceilings.

8.14.2 Potential Impacts

The Hazmat identifies areas of potential impacts that could arise from the exposure to the following hazardous building materials:

Table 18 – Summary of risks	
Hazardous material	Potential Impacts
Low voltage HRC fuse	Risk: Medium
Fibre Cement Sheeting	Risk: Low
Poly-chlorinated biphenyl (PCB) - containing capacitors	Risk: Low
Lead dust	Risk: Low
Gasket	Risk: Low

8.14.3 Mitigation Measures

The Hazmat Report provides management measures for each of the hazardous materials identified on site as follows:

- Low Voltage HRC Fuse - This item is to be removed intact under controlled conditions prior to demolition by a Class A asbestos removal contractor, with mandatory asbestos air monitoring and clearance certificate issued by a Licensed Asbestos Assessor (LAA).
- Fiber Cement Sheeting - Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.
- PCG Containing Capacitors - Presence of polychlorinated biphenyls is required to be confirmed prior to demolition. PCB-containing material is required to be removed prior to demolition works and disposed of as per Environmental Planning Authority (EPA) requirements.
- Lead Dust - Lead dust is required to be removed under controlled conditions by competent person(s) prior to demolition works. Appropriate person protective



equipment (PPE) and respiratory protective equipment (RPE) is required. Air monitoring and validation dust samples after completion of remediation is recommended.

- Gasket - Prior to demolition works, this material must be removed by a Class A or B licensed asbestos removalist with a clearance certificate issued by a competent third party. Air monitoring is also recommended.

8.15 Contamination and Remediation

Item 17 of the SEARs requires in accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, an assessment of any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development. Martens and Associates prepared a Preliminary Site Investigation (PSI) refer to **Appendix 21: Preliminary Site Investigation**.

8.15.1 Existing Environment

The PSI summarised the following site observations during a site walkover inspection completed by Martens and Associates on 31 March 2021:

- The site consisted of a complex of single storey buildings used for a residential aged care facility (SummitCare Penrith).
- Harris Street formed the western boundary of the site and McNaughton Street formed the eastern boundary of the site. A public car park located within the Jamison Road Reserve formed the northern boundary of the site, Residential properties formed the southern boundary of the site.
- An asphalt covered car park for the Summit Care facility was located in the western portion of the site.
- A grass covered lawn was located in the southern portion of the site.
- One fragment of potential asbestos containing material (PACM) was observed on the ground surface near the southern portion of the western carpark
- A building containing a diesel generator was located near the southwest side of the site. Adjacent to this building was a small security fenced hardstand which appeared to have been used for hospital gas bottle storage.
- An electrical substation (kiosk) was located near the southeastern boundary.
- Site drainage is to the Council stormwater network in the adjacent streets.
- The land use to the west, south and east was comprised of low density residential properties. A retirement village was located to the north of the site.

An additional inspection was conducted on 11 September 2024 to determine any changes in site conditions from previous site inspection in 2021. General site conditions appeared to be consistent with previous site conditions with no signs of contamination.

The assessment of potential contamination sources for the site has been made based on available site history, historical aerial photograph interpretation, site walkover and geotechnical drilling as detailed in **Appendix 20: Preliminary Geotechnical Investigation**.



8.15.2 Potential Impacts

The PSI identifies areas of environmental concern and contaminants of potential concern summarised in the below Figure.

Potential Source / AEC	Potential for Contamination	COPC
AEC A Dwellings / site buildings, including 2 - 5 m curtilage	Pesticides and heavy metals may have been used underneath dwelling for pest control. Building construction may include PACM, zinc treated (galvanised) metals, and lead based paints.	HM, OCP / OPP and asbestos.
AEC B Garages / sheds including 2 - 5 m curtilage	Pesticides and heavy metals may have been used underneath existing and past garage / sheds for pest control. Building construction may include PACM, zinc treated (galvanised) metals, and lead based paints. Garage may have previously stored fuels, oils and chemicals.	HM, TRH, BTEXN, PAH, OCP / OPP and asbestos.
AEC C Fill	Fill from unknown sources has the potential to include contamination such as hydrocarbons, heavy metals, pesticides and asbestos.	HM, TRH, BTEXN, PAH, OCP / OPP and asbestos.
AEC D Electrical Substation	The electrical substation has the potential to add contamination including hydrocarbons, heavy metals, PAHs and PCBs.	HM, TRH, PAH, PCBs.
AEC E Diesel Generator	The diesel generator (and any fuel storage) has the potential to add contamination including hydrocarbons and heavy metals.	HM, TRH, BTEXN, PAH.

Figure 25: Environmental concern and contaminants of potential concern on the site (Martens and Associates).

The potential exposure pathways of concern include:

- Direct contact and or ingestion of potentially contaminated soil or groundwater.
- Inhalation of vapour (from soil) contaminated with volatile and semi volatile contaminants.
- Inhalation of dust and / or harmful fibres.

In light of the proposed development, future receptors of interest include:

- Future site workers involved in the construction of the proposed development.
- Future site users including aged care residents, staff and visitors.
- Future workers undertaking intrusive maintenance works for repair or installation of subsurface utilities.
- Ecological receptors include terrestrial organism and plants in the top 2 m of soil in areas of grassed open space and gardens.



8.15.3 Mitigation Measures

Overall, the site is considered to generally have a low risk of wide spread contamination. Laboratory testing of soil samples reported no chemical exceedance of the assessment criteria adopted for future aged care facility. Despite this, the following mitigation measures are proposed:

- The presence of the bonded asbestos containing material (ACM) fragment is considered a low risk and can be readily managed using standard remediation techniques.
- There are data gaps currently present, primarily in areas of restricted access (i.e., under existing site building) and the extent of ACM in fill soils will require further investigation. It is recommended that a data gap assessment is completed following demolition of site structures.
- Following additional data gap closure works, if contamination is observed, a remedial action plan (RAP) should be prepared for the site to outline remediation methodology and site validation processes.
- In the event that no further contamination is identified, the near surface ACM impacts can be managed through the preparation of an asbestos management plan. The site can be made fit for use following assessment of data gaps and remediation of known shallow asbestos in soil impacts.
- Where any soil material is to be removed from site, a formal waste classification assessment shall be required in accordance with the NSW EPA Waste Classification Guidelines (2014).

8.16 Waste

Item 18 of the SEARs requires Identify, quantify and classify the likely waste streams to be generated during construction and operation with the submission of a waste management plan. Waste Audit has prepared Waste Management Plans for the demolition / construction waste and operational waste. Refer to **Appendix 29: Waste Management Plan – Demolition and Construction** and **Appendix 30: Waste Management Plan – Operational**.

8.16.1 Existing Environment

The site is occupied by a single storey aged care facility within the R3 zoned portion toward the front of the site. This portion has three street frontages: Jamison Road to the north (beyond the adjacent Council carpark), Harris Street to the west and McNaughton Street to the east. The rear portion of the site zoned R2 is currently vacant. The proposal seeks to demolish all structures on the site and undertake excavation works.

The development proposes a part 4 part 5 storey built form across 3 buildings within the R3 zoned portion of the site. The development also proposes a single storey form within the R2 zoned portion of the site.

8.16.2 Potential Impacts

The following potential waste impacts are required to be considered for the proposed development:



- The storage and disposal of waste during the construction phase of the development to avoid adverse impacts on the surrounding properties, natural environment and traffic network.
- The storage and disposal of operational waste produced by the proposed 93 ILUs and five (5) RACRs on site.
- The waste collection procedures within the development to ensure efficient and minimal impacts on the surrounding properties, natural environment and traffic network.

8.16.3 Mitigation Measures

The following mitigation measures are proposed in relation to waste:

- Section 3 of the Demolition and Construction Waste Management Plan (DCWMP) establishes the waste management principles and requires all works on the site to be carried out in accordance with those principles. These principles are outlined in **Section 5.10** of the report.
- The Operational Waste Management Plan (OWMP) establishes waste management measures for general waste, recycle waste and bulky waste. The plan also outlines waste collection arrangements and transportation. Refer to **Section 5.10** of the report.

8.17 Aboriginal Cultural Heritage

Item 19 of the SEARs requires an Aboriginal Cultural Heritage Assessment Report (ACHAR) be prepared in accordance with relevant guidelines. GML Heritage prepared an ACHAR, refer to **Appendix 3: Aboriginal Cultural Heritage Assessment Report**.

8.17.1 Existing Environment

The site is occupied by a single storey aged care facility within the R3 zoned portion toward the front of the site. This portion has three street frontages: Jamison Road to the north (beyond the adjacent Council carpark), Harris Street to the west and McNaughton Street to the east. The rear portion of the site zoned R2 is currently vacant.

The site is situated on the traditional lands of the Darug (also spelt Dharug), a major language group that extended across Sydney's Cumberland Plain. The Darug were made up of numerous clans. The land surrounding Jamistown is generally considered to have been occupied by the Mulgoa clan, named after mulgo, meaning black swan. Their land comprised much of modern-day Penrith bounded by South Creek to the south (Gommerrigal Country) and Castlereagh to the north (Boorooberongal Country).

A search of the heritage NSW AHIMS database was undertaken on 3 May 2024. There are no previously recorded Aboriginal objects or places located on the subject property. The closest registered NSW Aboriginal Heritage Information Management System (AHIMS) site is 45-5-0790 ('Jamison and Blaikie Roads'), an artefact site located approximately 390m east of the subject property. It has been identified that the subject property could contain aboriginal archaeological deposits.

The subject property is situated atop the Cranebrook Formation, a Pleistocene-ages alluvial terrace mapped along the Nepean River from Castlereagh to Mulgoa. It is also situated on



the Cranebrook Terrace in an elevated position north of a former freshwater tributary of the Nepean River. The AHIMS search results show a strong spatial relationship between such landforms and Aboriginal archaeological sites. The subject property is located near several waterways, including the Nepean River (1.1km east), Surveyors Creek (350m east), Peach Tree Creek (360m east) and an unnamed creek (160m west).

8.17.2 Potential Impacts

The ACHAR identifies that the site is:

- located within a culturally and socially significant area. It is considered to be a component of the wider Hawkesbury-Nepean traditional Aboriginal cultural landscape which holds high social significance and demonstrates connections extending back to the Pleistocene.
- identified to potentially contain aboriginal archaeological deposits.

In light of this, the ACHAR identifies the excavation of the proposed basement car parking with the development could have significant impact on potential Aboriginal archaeological resources.

8.17.3 Mitigation Measures

The ACHAR makes the following recommendations to mitigate any impacts:

- The SSDA approval will be required for Aboriginal archaeological excavation within the site in accordance with the ARD.
- The approval should cover Aboriginal objects identified within disturbed contexts
- Sufficient time and resources must be allowed for the archaeological excavation to be completed in accordance with the ARD.
- Long-term curation of Aboriginal cultural materials, recovered from the excavation, should be discussed with the RAPs once the size and nature of the assemblage is known.
- Post-excavation analysis could include opportunities or engagement and involvement with the project's RAPs.

8.18 Environmental Heritage

Item 20 of the SEARs requires where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.

The site is not identified as heritage item or located within a heritage conservation area under PLEP. In addition, the site is not located in the immediate vicinity of heritage item or a heritage conservation area. The closest heritage item is over 120m away and separated from the subject site by Mulgoa Rd and detached dwellings. As such this item of the SEARs is not considered applicable.



8.19 Social Impact

Item 21 of the SEARs requires a Social Impact Assessment (SIA) prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects. The Planning Studio have prepared a SIA provided in **Appendix 26: Social Impact Assessment**.

8.19.1 Existing Environment

The SIA provides and outline of the social locality for the site, which includes the following infrastructure:

- The site currently accommodates an existing residential aged care facility. The site bounded by Jamison Road to the north, McNaughton Street to the east, and Harris Street to the west. Also towards the north of the site is a council car park.
- The adjacent properties are primarily low scale residential excepting the existing 6-storey, seniors living development (Royce Retirement Village- 'The Royce') which sits directly opposite the site, on the northern side of Jamison Road. The Royce retirement living community includes aged care services and dementia specific units, alongside curated social infrastructure on site such as a cafe, gymnasium, communal courtyards, and gardens.
- The site is located approximately 1.7kms in distance to both the Penrith and Jamisontown town centre. Both are accessible within a 20-minute walk or 5-minute car trip.
- The existing site is serviced by bus routes taking riders to the nearby Jamisontown and Penrith town centres. The nearest bus stop is a 500m, 7-minute walk, north east of the site next to Howell Oval.
- The Penrith town centre is north east of the site offering a number of social activity (cinema, museum, leisure centre), retail, and food outlets. Whilst the Jamisontown town centre is south west of the site with primarily industrial and retails shops, and some fast food and cafe options.
- The site is also near a number of parks and green spaces; a 20-minute walk to Jamison Park; a 6-minute walk to Penrith Park and Howell cricket oval; an 18-minute walk to Tench Reserve on the Nepean River; and an 8-minute walk to The 19th Golf Driving Range.

The SIA also provides and outline of the community profile for the site, which identifies demographic and social characteristics that are associated with the 'area of social influence' for the proposed development. In summary, the community profile for the site can be broadly characterised by the following attributes:

- The 2023 Estimated Resident Population for the Jamisontown - Penrith area was 5,351 with a population density of 1,332 persons per square km.
- From 2016 to 2021, Jamisontown's population decreased by 177 people (3.2%). This represents an average annual population change of -0.65% per year over the period. However, the Seniors (70 to 84) had the largest change with + 147 people.
- In Jamisontown, 24.1% of households were made up of couples with children in 2021, compared with 35.4% in Penrith City. Lone person households (32.1%) and couples



without children (22.4%) combined accounted for half of all households within the Jamisontown area, which is around 10% higher than the Penrith City LGA.

8.19.2 Potential Impacts

An overview of the assessment approach for the SIA and potential social impacts associated with the proposed development is provided by the subsections below.

Assessment Approach:

- **Defining Social Impact:** A social impact can be defined as the net effect of an activity on a community and the wellbeing of individuals and families.
- The well-established categories of social impacts, which are the foundation of social impact assessment include culture, community, accessibility and perceptions, health and wellbeing, personal livelihood and rights, civic engagement and decision making, environment and way of life.
- **Establishing a Social baseline:** In order to assess the social impacts accurately, a detailed assessment of the social baseline enables consideration of the existing surrounds of the proposal. This consideration is made through the collection of data to establish benchmarks against which the impacts of the proposal can be assessed.
- **Predicting, Analysing and Evaluating Impacts:** The assessment undertaken identifies and evaluates changes to the social baseline due to the proposal. This includes the assessment of positive, negative, and cumulative impacts. Changes can be tangible or intangible; qualitative or quantitative; direct or indirect; and subjectively experienced.

Summary of Potential Social Impacts

The SIA identified a range of potential negative social impacts that requires mitigation measures to be put in place, including:

- **Isolation and loneliness:** loneliness affects everyone at some point, and certain life events can make us more likely to feel lonely, with retirement, ageing, bereavement, and moving into care being potential reasons to feeling more isolated and lonely. Older people are more likely to be impacted by social isolation and loneliness which can have significant impacts on their health and wellbeing.
- **Accessibility:** Social impacts to accessibility can arise from changes in how people access and use infrastructure, services and facilities on site and within the local area. This includes potential cumulative impact would likely arise from higher volumes of vehicle movements to and from the site during stages of the construction as well as increased delivery vehicle movements to service the future retail and commercial functions in the ongoing operation of the development.
- **Safety:** The design of spaces and places can contribute to an individual or general perception of safety and vulnerability. The level of vulnerability that an individual feels is also influenced by various characteristics, such as gender, age, cultural background, ability, and sexuality.
- **Noise Impacts:** The site is primarily surrounded by low and medium density residential. The construction of any development can generate a range of amenity



impacts such as increased noise, vibration and dust emissions, which can negatively impact on community health and wellbeing.

- **Culture:** The stories and connections to Country are of cultural importance to places and buildings. This includes individual and shared beliefs, customs, values, language and traditions related to cultural and social identities and backgrounds. How these are expressed, represented, celebrated and valued impact a society.

8.19.3 Mitigation Measures

SIA provides an exhaustive breakdown of mitigation measures to demonstrate that all undesirable social impacts will be addressed by the proposed development, including throughout the construction phase. The management strategies and measures that are proposed, include:

- Preparation of new or update to existing Construction Noise and Vibration Management Plan.
- Monitoring and reporting of noise and vibration, provision of building awnings, restricting heaving vehicle access to specific loading docks after hours, specification of building materials and dimensions, and the installation of isolation equipment
- Incorporate CPTED measures and initiatives in detailed design and management plans for the site both throughout the construction and operation phases. This is discussed in **Section 8.5** of this report.
- Throughout the construction phase, any changes to traffic and/or pedestrian access should be clearly communicated and a safe, barrier free alternative access should be provided that prioritises the safety and access of people in and around the sites.
- Ongoing engagement with all RAPs and any future work relating to the Aboriginal archaeological mitigation or any significant changes to the development, should include consultation with the relevant Aboriginal stakeholders.
- Ongoing engagement particularly with existing residents and businesses will be critical to ensure those people most impacted by the site redevelopment and the ongoing operation of the site will be consulted as the project progresses.
- The establishment of a complaints register prior to construction should be considered. The register should be monitored and maintained during the construction phase of the project and made available via the project website outlining the complaint and how it was responded to.

Subject to the mitigation measures the proposed development is considered to present a favourable outcome for the site from a social impact perspective.

8.20 Infrastructure Requirements and Utilities

In accordance with Item 22 of the SEARs ADP have prepared an Infrastructure Report provided in **Appendix 16: Infrastructure Report**. The report provides an overview of the following information relating to each service:

- Existing infrastructure surrounding and serving the site.



- Estimated new infrastructure works associated with the development.
- A summary of additional infrastructure items to be resolved as part of the project design.

8.20.1 Existing Environment

Electrical Infrastructure:

- An existing Endeavour Energy padmount substation 18057 is located at eastern side of development along the McNaughton Street site boundary.
- The substation supplies the existing development on the site via one of the LV distributors in the substation. The substation also supplies residential properties along McNaughton Street, properties along Mulgoa Road and the local public lighting assets on McNaughton Street, Jamison Road and Mulgoa Road.
- Existing Endeavour Energy underground high voltage network also runs on the western side of McNaughton Street.
- The supply rating of substation 18057 is 720A. The current load on this substation is 640A, which leaves a spare capacity of 80A at this substation.
- The existing substation does not have adequate spare capacity to provide the site with the anticipated 752 Amps. Network augmentation works on the Endeavour Energy network will be required to provide the required supply for the proposed development.

Telecommunications:

- The current BYDA indicates that in-ground communication services run along the site's Jamison Road, Harris Street and McNaughton Street boundary. The following telecommunication services are available to the site.
 - NBNco
 - Telstra
 - TPG

Water and Sewer Infrastructure

- The existing water and sewer services system in the area of the development can be summarised as follows:
 - DN200 PVC water main along Jamison Road.
 - DN100 CIL water main along McNaughton Street.
 - Existing Sewer Junction in Harris Street.

Gas Infrastructure:

- A 50mm NY network gas main (210kPa) is currently on the southern side of Jamison Road.

8.20.2 Potential Impacts

The potential impacts considered by the Infrastructure Report as a result of the proposed development are on the following in-ground serviced



- Water & Sewer (Sydney Water)
- Power (Endeavour Energy)
- Telecommunication (Telstra, NBN, Vocus, Primus, AARNet, NextGen, PIPE, Verizon and Optus)
- Gas (Jemena)
- Water (Penrith City Council)

8.20.3 Mitigation Measures

The following works are proposed to mitigate any impacts of the development on the existing infrastructure and utilities in the area:

Electrical Infrastructure:

- A new onsite padmount substation will need to be installed to provide the required supply. This could include:
 - Install one new substation on site and keep the existing substation 18057.
 - Install a new 1500kVA substation near sub18057 and decommission substation 18057.

Telecommunications:

- The new development will require relocation, decommission and removal of the existing services from the frontage of the development site.
- A nominated GPON operator can provide a new fibre connection from the existing NBN Co., Telstra or TPG pit and pipe network within the area to the site.

Water and Sewer Infrastructure

- DN200 PVC water main along Jamison Road - the water main pressure and flow is adequate for hydraulic and fire flows without the need for tanks or pumps.
- DN100 CIL water main along McNaughton Street - the water main is adequate for hydraulic services usage without pumps, this flow will not be great enough for fire services flow.
- Existing Sewer Junction in Harris Street. Based on our max demand calculations the sewer infrastructure should be capable of the site discharge without upgrade.

Gas Infrastructure:

- The existing main appears to have the capacity for the proposed development.
- A new gas service will be required for the new development.

8.21 Bush Fire risk

Item 23 of the SEARs requires if the development is on mapped bush fire prone land, or a bush fire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection.

The site is not identified as bush fire prone land and bush fire threat is not identified on or adjoining the sites. As such this item of the SEARs is not considered applicable.



8.22 Aviation

Item 24 of the SEARs requires if the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS. If the site contains or is adjacent to an HLS, assess the impacts of the development on that HLS.

The site does not propose an HLS and is not located adjacent a site that contains an HLS. As such this item of the SEARs is not considered applicable.

8.23 Staging

Item 25 of the SEARs requires if staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.

The proposed development is not staged. A provisional project delivery timeframe is provided at Section 5.11 of this EIS to satisfy Item 25. As such this item of the SEARs is not considered applicable.

8.24 Contributions and Public Benefit

Item 26 of the SEARs requires the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit.

Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided.

The subject development is able to have any relevant state or local contributions levied as part of standard conditions of consent. No alternative public benefits or a departure from the existing contributions framework is proposed.



9 Project Justification

This section of the report provides a comprehensive evaluation of the project having regard to its economic, environmental and social impacts, including ESD principles. It provides an overview of the potential benefits and impacts of the proposed development, including in relation to the local statutory and strategic planning frameworks, the suitability of the site, and the public interest.

9.1 Project Design

The SSDA 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 at the site.

The proposal consists of:

- Demolition of the existing RCF and construction of new seniors housing and residential care facility to be contained within 4 distinct buildings.
- The development will have a total amount of 93 ILUs and 5 RCR. The ILUs will contain a total of 16 x 3-bedroom apartments, 70 x 2-bedroom apartments and 7 x 1-bedroom apartments. The development will also include integrated administrative, communal facilities, service and care functions, integrated communal landscaped spaces, an ancillary café, outdoor seating and entry plaza and a swimming pool and gym designed to provide improved amenity for the residents.
- Basement car parking and the provision of basement services including plant rooms, switch room, rainwater tank, waste rooms, storage rooms / cages, laundry, staircase and lift cores and lobbies.
- The development proposes vehicular access from McNaughton Street for ambulance and a drop off / pick up area with 3 car spaces (including 2 accessible spaces). An additional two vehicular access points are proposed from Harris Street which provides a service access to the ground floor loading/unloading area and access to the basement car parking level.
- Various pedestrian access points are provided with 1 access point from Harris Street, 2 access points from the existing Council car park fronting Jamison Road and 3 access points from McNaughton Street.
- New landscape design that will include the planting of new native trees with the retention of some significant trees and proposes amenities including lawns and gardens, a green roof, water features / sculptures, courtyards, pavements, outdoor seating, café terrace area, green roof and entry plaza.

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

- Lower-density single storey RCF is proposed adjacent to surrounding lower density dwellings with appropriate setbacks to manage bulk, scale, privacy and noise on surrounding properties;
- Part four part five storey building elements have been aligned in a north-south direction to minimise overshadowing to surrounding properties and comply with



the Apartment Design Guide (ADG) 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 will 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 ADG.
- 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.

9.2 Strategic Context

The strategic planning context and justification for the proposed development is provided throughout **Section 3** of this report.

9.3 Statutory Context

The relevant State and local environmental planning instruments are identified at Section 6 of this report and assessed in **Section 8** of this report and within **Appendix 22: Statutory Compliance Table**.

9.4 Community Engagement

Community and stakeholder engagement has been undertaken by the Planning Studio in the preparation of the SSDA. This is detailed in the SIA, which is provided in **Appendix 26: Social Impact Assessment** to address Item 27 of the SEARs. Engagement undertaken to date is summarised at **Section 7** of this report.

9.5 Likely Impacts of the Proposal

The proposed development has been assessed considering the potential environmental, economic and social impacts. This is outlined from **Section 8** of this report.

9.5.1 Natural Environment

The proposal addresses the principles of ESD in accordance with the requirements of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and as outlined below.

Precautionary Principle:

The precautionary principle relates to uncertainty around potential environmental impacts and where a threat of serious or irreversible environmental damage exists, lack of scientific certainty should not be a reason for preventing measures to prevent environmental degradation. The proposed development will not result in any threat of serious environmental damage or degradation.



Intergenerational Equity:

The needs of future generations are considered in decision making and that environmental values are maintained or improved for the benefit of future generations. As outlined at **Section 5.11** and **Section 8.7** of this report, the proposed development will incorporate a range of design interventions for the purpose of achieving a sustainable development outcome. It is further noted that the proposal will deliver additional seniors' housing stock at a suitable location where there is a strategic need for housing options that allow residents to 'age in place'.

Conservation of Biodiversity and Ecological Integrity:

It has been established throughout this EIS that the proposal will not have any unacceptable impacts on the conservation of biological diversity and ecological integrity. The proposal includes landscaped setbacks and planting including native species planting.

Improved Valuation, Pricing and Incentive Mechanisms:

This requires the holistic consideration of environmental resources that may be affected as a result of the development including air, water and the biological realm. It places a high importance on the economic cost to environmental impacts and places a value on waste generation and environmental degradation. The development will not have any unacceptable environmental impacts in relation to air quality, water quality or waste management. The effects of the development will be acceptable and managed accordingly by the proposed mitigation measures as required.

9.5.2 Built Environment

The proposal has considered all environmental impacts in relation to the following matters:

Design Quality and Urban Design:

The proposed development exhibits a high-quality design outcome that achieves Design Excellence and will deliver a well-rounded range of benefits to the local community and future residential occupants. Refer to **Section 8.1** and **Section 8.2** of this report.

Environmental Amenity:

The proposed development will achieve an amenable design outcome with respect to acoustic amenity, overshadowing and solar amenity, thermal comfort, and pedestrian wind comfort. Refer to **Section 8.3**, **Section 8.7** and **Section 8.10** of this report.

Visual Impact:

The proposed development will achieve a high-quality design outcome that is in keeping with the character form of development at the site. This is discussed in **Section 8.4** of this report.

Traffic, Transport and Access:

Refer to **Section 8.8** of this report. It has been determined that the proposed development will not have a detrimentally impact the ongoing operation of the existing road network. In this regard, it is acknowledged that there will be no unacceptable reduction to the level of service that is currently provided by local transportation infrastructures.



Local Demography:

The proposed development presents an opportunity to increase the diversity of residential accommodation options in Penrith. This will respond to the demographic composition of Penrith, which has experienced strong growth in the senior age bracket. There is an identified need for seniors' housing options that will support the strategic direction to allow for senior residents to 'age in place'.

Natural Hazards:

Refer to **Section 8.11**, **Section 8.12** and **Section 8.13** of this report. The proposal has sufficiently addressed site-specific hazard conditions.

9.6 Contributions

The subject development is able to have any relevant state or local contributions levied as part of standard conditions of consent. No alternative public benefits or a departure from the existing contributions framework is proposed.

9.7 Suitability of the Site

The site is considered to be highly suitable for the proposed development for the reasons below:

- **The proposal complements the character of development within the site and immediate locale.**

The proposed development is complementary to the objectives for the R3 Medium Density Residential Zone. Specifically, the proposed development is considered to present an outcome for the site that is in keeping with the medium density residential character to the north of the site along Jamison Road.

- **The proposal will achieve residential uplift at an accessible location.**

The site is well-serviced by a range of high-frequency public transport options, including Penrith Train Station and Bus Routes along Jamison Road. These public transport services provide a direct connection to Penrith City Centre and surrounding suburbs. Access to suitable transportation options is a critical requirement for seniors' housing.

- **Surrounding cultural and social infrastructure will support the proposed development.**

The established residential context for the site will support opportunities for senior residents to 'age in place' within an established residential context that benefits from ready access to a range of cultural and social infrastructures.

- **There is an identified need for housing options that allow residents to 'age in place'.**

The delivery of additional and diverse seniors' housing options responds to the demographic profile of Penrith, where the elderly age bracket has experienced significant population growth. It has been established that the proposed mix of ILUs and RCF beds will ensure the necessary level of care is available to residents without compromising lifestyle independence.



- **The proposal will leverage the critical mass of an existing residential aged care facility.**

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.

With regard for the matters that have been addressed throughout this report, it is concluded that the proposed development is suitable for the site. The approval of this SSDA is recommended, subject to appropriate conditions of consent.

9.8 Public Interest

The proposed development is considered to be in the public interest for the following reasons:

- **The proposal is anticipated by the local statutory and strategic planning frameworks.**

The proposal will support relevant state and local strategic plans and generally complies with the relevant State and local planning controls with the exception of height under the Housing SEPP. The height variation is supported by a Clause 4.6 submission. Refer to **Appendix 8: Clause 4.6 Variation Request**.

- **Expansion of a socially vital offering to the local community.**

This SSDA will facilitate the upgrade of an existing RCF of a socially vital offering to the local community. It has been demonstrated that no unacceptable adverse environmental, social or economic impacts will arise from the proposed development.

- **The proposal will address the aging demographic profile of Penrith.**

As mentioned, the proposed delivery of additional and diverse seniors' housing options responds to the evolving demographic profile of Penrith. There is a strategic need for low-maintenance seniors' housing with access to care that does not compromise lifestyle autonomy.

- **Temporary and permanent employment opportunities will be created.**

Temporary and permanent employment opportunities will be generated during the construction and operational phases of the proposal.

- **The proposal will deliver high-quality public open space.**

The proposal will deliver meaningful public space throughout the development.

- **An extensive program of public engagement predates the submission of this SSDA.**

The issues identified during the stakeholder engagement have been addressed through the design of the proposed development, and appropriate mitigation where necessary.

With regard for the matters that have been addressed throughout this report, it is concluded that the proposed development is in the public interest. The approval of this SSDA is recommended, subject to appropriate conditions of consent.



10 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.

This EIS has been 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.



11 Appendices

Appendix 1: Architectural Drawings

Appendix 2: Architectural Urban Design Report

Appendix 3: Aboriginal Cultural Heritage Assessment Report

Appendix 4: Arboricultural Impact Assessment Report

Appendix 5: Access Report

Appendix 6: BCA Report

Appendix 7: Biodiversity Assessment Report Waiver

Appendix 8: Clause 4.6 Variation Request

Appendix 9: Construction Traffic Management Plan

Appendix 10: CPTED Assessment

Appendix 11: Community Engagement Table

Appendix 12: Estimated Development Cost Report

Appendix 13: Flood Impact and Risk Assessment

Appendix 14: Green Travel Plan

Appendix 15: Hazardous Materials Management Survey

Appendix 16: Infrastructure Report

Appendix 17: Integrated Water Management Plan

Appendix 18: Landscape Plans

Appendix 19: Noise and Vibration Impact Assessment

Appendix 20: Preliminary Geotechnical Investigation

Appendix 21: Preliminary Site Investigation

Appendix 22: Statutory Compliance Table

Appendix 23: SEARs Items and Mitigation Measures Table

Appendix 24: Section J Alternative Solution Assessment

Appendix 25: Sustainability Report

Appendix 26: Social Impact Assessment

Appendix 27: Survey

Appendix 28: Traffic and Parking Impact Assessment



Appendix 29: Waste Management Plan – Demolition and Construction

Appendix 30: Waste Management Plan – Operational

Appendix 31: Project Delivery Programme

Appendix 32: Pedestrian Wind Environment Statement

Appendix 33: Visual Impact Assessment

Appendix 34: BDAR Waiver Determination

Appendix 35: Estimated Development Cost Cover Letter

