

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DECISION	28 June 2019
PANEL MEMBERS	Paul Mitchell (Acting Chair), Mary-Lynne Taylor, Peter Brennan, Chandi Saba and Mark Colburt
APOLOGIES	None
DECLARATIONS OF INTEREST	None

SITE COMPATIBILITY CERTIFICATE APPLICATION

Panel Ref – 2019CCI041 – LGA – The Hills Shire – SCC_2018_THILL_002_00 at 146 Glenhaven Road, Glenhaven (Lot 102 DP 1205322) (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

By circulation of papers the Panel considered: the material listed at item 1 and the matters raised and/or observed at briefings and site inspections listed at item 6 in Schedule 1.

Based on this information, the Panel determined that the application:

- ☒ **should** be issued with a site compatibility certificate subject to satisfaction of certain requirements (as listed below), because the application has demonstrated that the site is suitable for more intensive development and it is compatible with the surrounding environment.
- ☐ **should not** be issued with a site compatibility certificate, because the application:
- ☐ has not demonstrated that the site is suitable for more intensive development
 - ☐ has not demonstrated the proposed development is compatible with the surrounding environment and land uses having regard to (at least) the criteria specified in clause 25(5)(b) of SEPP (Housing for Seniors or People with a Disability) 2004.

The Panel authorises the Chair to issue a Site Compatibility Certificate and notify the applicant, Council and the Department of Planning, Industry and Environment of the Panel's decision.

The decision was unanimous.

REASONS FOR THE DECISION

1. The site of the proposed development adjoins land that is zoned primarily for urban purposes, that is the R2 zone to the east.

2. The site is suitable for more intensive development because it is non-farm land that is located between an existing large house and a seniors living facility, and has all necessary infrastructure required for the intended use.
3. The proposed development will be compatible with the surrounding environment which is mostly either cleared land or residential development. Also, the proposal does not involve clearing of any trees or bushland.
4. The proposed development will be compatible with surrounding land uses because of its situation next to existing housing and its small scale. Similarly, the proposal will be compatible with likely future uses of the subject land.
5. The Panel has reviewed the submission made by the Hills Shire Council and believes the issues raised are not of sufficient magnitude to warrant refusal of the application for the reasons given by the DPIE in its assessment report.
6. The Panel notes that the southern part of the site is bushfire prone and that no development is proposed in this area. Notwithstanding, the Panel requires any future development application to demonstrate consistency with *Planning for Bushfire Protection 2006*.
7. In approving this Site Compatibility Certificate, the Panel does not grant or imply support for the proposed yield or layout in any future development application.

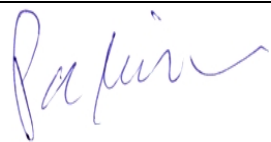


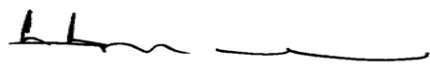

REQUIREMENTS TO BE IMPOSED ON DETERMINATION

In addition to satisfying all relevant *Environmental Planning & Assessment Act* and 4.15 matters, the final development layout, design and number of dwellings (maximum of 12 additional dwellings) will be subject to the consent authority being satisfied with the resolution of issues relating to:

1. biodiversity – any future development is to ensure the conservation and effective management of native vegetation on the site;
2. bush fire management – any future development is to be carried out in accordance with the relevant provisions of *Planning for Bushfire Protection 2006* (or as updated), through concurrence with the NSW Rural Fire Service. Any required Asset Protection Zone is not to require the removal of any vegetation listed under the Biodiversity Conservation Act 2016;
3. bulk, scale and built form to appropriately respond to surrounding land uses and transition appropriately; and
4. setbacks and landscaping are to satisfy the Hills Shire Council's usual requirements and the design of the development is to be compatible with adjoining development to ensure the visual amenity of the area is protected.

These matters are to be determined through the assessment of the development application under section 4.15 of the *Environmental Planning and Assessment Act 1979*.

PANEL MEMBERS

 <p>Paul Mitchell (Acting Chair)</p>	 <p>Peter Brennan</p>
 <p>Mary-Lynne Taylor</p>	 <p>Chandi Saba</p>
 <p>Mark Colburt</p>	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	Panel Ref – 2019CCI041 – LGA – The Hills Shire SCC_2018_THILL_002_00
2	SITE DESCRIPTION	146 Glenhaven Road, Glenhaven (Lot 102 DP 1205322)
3	PROJECT DESCRIPTION	The application seeks a site compatibility certificate for an expansion of an existing facility, involving the construction of 12 single-storey villas.
4	APPLICATION MADE BY	Glendenning Minto and Associates Pty Ltd, on behalf of Christian Brethren Community Services.
5	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Site compatibility certificate application documentation • Assessment report from Department of Planning and Environment • <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>
6	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Site inspection: 26 June 2019 <ul style="list-style-type: none"> ○ Panel members in attendance: Paul Mitchell (Acting Chair), Mary-Lynne Taylor, Peter Brennan, Chandi Saba and Mark Colburt ○ Department of Planning and Environment (DPE) staff in attendance: Michael Cividin and Christine Gough • Briefing with Department of Planning and Environment (DPE): 26 June 2019, start time – 12.30pm <ul style="list-style-type: none"> ○ Panel members in attendance: Paul Mitchell (Acting Chair), Mary-Lynne Taylor, Peter Brennan, Chandi Saba and Mark Colburt ○ DPE staff in attendance: Michael Cividin and Christine Gough <p>Papers were circulated electronically between Thursday, 27 June to Friday, 28 June 2019</p>