

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DECISION	Thursday, 7 February 2019
PANEL MEMBERS	Julie Savet Ward (Chair), Peter Brennan, Peter Garnham and Sally Halliday
APOLOGIES	Jason Perica, Michael Leavey & Kara Krason
DECLARATIONS OF INTEREST	None

SITE COMPATIBILITY CERTIFICATE APPLICATION

2019HCC005 – Maitland City Council – SCC_2018_MAITL_001_00 at 40-54 McFarlanes Road, Berry Park (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 the briefing and site inspection 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 and Environment of the Panel's decision.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel agreed that:





- The site adjoins land that is zoned primarily for urban purposes and dwelling houses are a permitted use, with consent, on the site;
- The site of the proposed development is suitable for more intensive development;

•The proposed serviced self-care development is compatible with the surrounding environment and land uses having regard to the criteria specified in clause 25(5)(b);

•The site has some environmental constraints which require specific investigation and resolution during any development application. These issues include bushfire, flooding, site contamination, visual impact and odour impact.

REQUIREMENTS TO BE IMPOSED ON DETERMINATION

1. The developable area of the site must be restricted to that land which is not flood-affected (as defined by Maitland LEP 2011) and not bushfire prone (as defined by Maitland City Council's Bushfire Prone Land maps).
2. A consent authority of any development application must be satisfied that bushfire, flooding, site contamination, visual impact and odour impact issues are resolved.
3. Any development application must justify the total number of dwellings (being less than or equal to the 233 dwellings proposed) and the location of the community facilities (open space should be located on the ridge top to increase visual compatibility).
4. All buildings must be designed for passive solar access and thermal comfort as specified in clause 35.
5. A landscape plan must accompany any development application.

PANEL MEMBERS	
 Julie Savet Ward (Chair)	 Peter Brennan
 Peter Garnham	 Sally Halliday

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	2019HCC005 – Maitland City Council – SCC_2018_MAITL_001_00
2	SITE DESCRIPTION	40-54 McFarlanes Road, Berry Park
3	PROJECT DESCRIPTION	Seniors housing for serviced self-care dwellings (233 dwellings in the form of demountable dwellings), a community centre, community facilities and associated site infrastructure.
4	APPLICATION MADE BY	Teakmill Pty Ltd
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 <ul style="list-style-type: none"> • <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: Thursday, 7 February 2019 <ul style="list-style-type: none"> ○ Panel members in attendance: Julie Savet Ward (Chair), Peter Brennan, Peter Garnham & Sally Halliday ○ Department of Planning and Environment (DPE) staff in attendance: Ben Holmes • Briefing with Department of Planning and Environment (DPE): Thursday, 7 February 2019, 1:00pm <ul style="list-style-type: none"> ○ Panel members in attendance: Julie Savet Ward, Peter Brennan, Peter Garnham and Sally Halliday ○ DPE staff in attendance: Ben Holmes and Monica Gibson <p>Papers were circulated electronically between Monday 11 February 2019 to Wednesday 12 February 2019.</p>