

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

NORTHERN REGIONAL PLANNING PANEL

DATE OF DECISION	17 October 2019
PANEL MEMBERS	Garry West (Chair), Stephen Gow and John Griffin
APOLOGIES	None
DECLARATIONS OF INTEREST	Jason Kingsley and Jim Simmons declared conflicts of interest and did not participate in the Panel's consideration as they have both voted on the matter as councilors of Clarence Valley Council

SITE COMPATIBILITY CERTIFICATE APPLICATION

2019NTH023 – Clarence Valley Council – SCC_2019_CLARE_001_00 at 126 North Street, Grafton (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

By circulation of papers the panel considered: the material listed at item 5 of Schedule 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:

- ☒ to issue 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.
- ☐ to refuse to issue 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 the 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

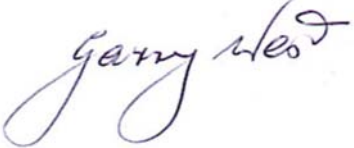


- the site described in Schedule 1 is considered suitable for more intensive development given the existing residential aged care facility on-site, its proximity to a range of community, commercial, retail, education, health and medical services;
- the development described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b);

3. that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies the requirements specified below.

REQUIREMENTS TO BE IMPOSED ON DETERMINATION

The final layout and building construction in the proposed seniors housing development will be subject to the resolution of issues relating to:

- flooding; and
- acid sulfate soils.

PANEL MEMBERS	
 Garry West (Chair)	 Stephen Gow
 John Griffin	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	2019NTH023 – Clarence Valley Council – SCC_2019_CLARE_001_00
2	SITE DESCRIPTION	126 North Street, Grafton
3	DEVELOPMENT DESCRIPTION	<p>The proposal is for alterations and additions to the existing residential care facility (St Catherine’s Residential Aged Care). The proposal seeks to increase the number of beds on-site from 63 to 87.</p> <p>The proposal involves the partial demolition of the residential aged care facility and the redevelopment of the site fronting North Street and the northern portion of the site, which is cleared land.</p> <p>The residential aged care facility is partially located in the R1 General Residential and RU2 Rural Landscape zones under the Clarence Valley LEP 2011. An SCC is necessary to facilitate the proposed alterations and additions, which are also partially located in the R1 and RU2 zones.</p>
4	APPLICATION MADE BY	Adrill Payne and Partners
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, SITE INSPECTIONS & CIRCULATION OF PAPERS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 17 October 2019 <ul style="list-style-type: none"> ○ Panel members in attendance: Garry West (Chair), Stephen Gow and John Griffin ○ Department of Planning, Industry and Environment staff in attendance: Rebecca Carpenter and Craig Diss • Briefing with Department of Planning, Industry and Environment: 17 October 2019, 12pm <ul style="list-style-type: none"> ○ Panel members in attendance: Garry West (Chair), Stephen Gow and John Griffin ○ Department of Planning, Industry and Environment staff in attendance: Rebecca Carpenter and Craig Diss • Papers were circulated electronically on: 17 October 2019