

## SITE COMPATIBILITY CERTIFICATE

### RECORD OF DECISION

#### SYDNEY NORTH PLANNING PANEL

<b>DATE OF DECISION</b>	16 December 2019
<b>PANEL MEMBERS</b>	Peter Debnam (Chair), Sue Francis, John Roseth, Ross Walker, David White
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

#### SITE COMPATIBILITY CERTIFICATE APPLICATION

2019SNH010 – Hornsby – SCC\_2019\_HORNS\_001\_00 at 392 Galston Road Galston(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 notify the applicant, council and the Department of Planning, Industry and Environment of the panel's decision to refuse the application.

The decision was unanimous.

#### REASONS FOR THE DECISION

The Panel notes that the site was previously issued with a SCC for 94 single storey dwellings and that it has a Court-issued development consent for 76 single-storey dwellings, which is valid. The current application for a SCC is for 94 dwellings of which 23 are two-storey.






In order to issue such a Site Compatibility Certificate, the Panel would have to be persuaded, pursuant to clause 24(2)(b) of the State Environmental Planning Policy Housing for Seniors or People with a Disability) 2004, that the proposed development is "compatible with the surrounding environment".

The Panel considers that, in order for any development on this site to be compatible with the surrounding environment, it would have to be restricted to single-storey. The fact that the Court-issued consent is for 76 dwellings suggests that detailed design has shown that the site cannot

accommodate 94 dwellings even if they are single-storey. The Panel considers development on the site should not be more intensive than the already court approved 76 single storey dwellings.

In addition, the Panel is not satisfied that a larger sewage facility required by an increase in dwellings could be satisfactorily accommodated on the site.

For this reason, the Panel declines to issue the requested SCC.

PANEL MEMBERS	
 Peter Debnam (Chair)	 John Roseth
 Sue Francis	 Ross Walker OAM
 David White	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	2019SNH010 – Hornsby – SCC_2019_HORNS_001_00
2	SITE DESCRIPTION	392 Galston Road, Galston
3	DEVELOPMENT DESCRIPTION	The proposal requests consideration of an SCC for 94 self-contained seniors living dwellings ranging from one to two storeys and a two-storey community facility on the subject site.
4	APPLICATION MADE BY	Vigor Master Pty Ltd on behalf of the landowners.
5	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Site compatibility certificate application documentation</li> <li>Assessment report from Department of Planning and Environment <ul style="list-style-type: none"> <li><i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i></li> </ul> </li> </ul>
6	BRIEFINGS, SITE INSPECTIONS & CIRCULATION OF PAPERS BY THE PANEL	<ul style="list-style-type: none"> <li><b>Site inspection:</b> 11 December 2019 <ul style="list-style-type: none"> <li>Panel members in attendance: Peter Debnam (Chair), Sue Francis, John Roseth, David White, Ross Walker</li> <li>Department of Planning, Industry and Environment staff in attendance: Michael Cividin, Ashley Richardson</li> </ul> </li> <li><b>Briefing with Department of Planning, Industry and Environment:</b> 11 December 2019 at 12.30pm <ul style="list-style-type: none"> <li>Panel members in attendance: Peter Debnam (Chair), Sue Francis, John Roseth, David White, Ross Walker</li> <li>Department of Planning, Industry and Environment staff in attendance: Michael Cividin, Ashley Richardson</li> </ul> </li> <li><b>Papers were circulated electronically between:</b> 13 December 2019 and 16 December 2019</li> </ul>