

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

SYDNEY NORTH PLANNING PANEL

DATE OF DECISION	Thursday 28 March 2019
PANEL MEMBERS	Peter Debnam (Chair), John Roseth, Sue Francis, David White, Ross Walker
APOLOGIES	None
DECLARATIONS OF INTEREST	None

SITE COMPATIBILITY CERTIFICATE APPLICATION

2019SNH011 – Hornsby - SCC_2017_HORNS_003_00 at 795-821 Old Northern Road Dural (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 Panel authorises the Chair to notify the applicant, Council and the Department of Planning and Environment of the Panel's decision to refuse the application.






The decision was unanimous.

REASONS FOR THE DECISION

The Panel concurred with the Departments recommendations that the site of the proposed development is not suitable for more intensive development for the following reasons:

1. It is not compatible with the existing or future uses of the land surrounding the site,

2. There is insufficient infrastructure, particularly road infrastructure to support the proposed growth, and
3. It would result in a development for which the bulk and scale is out of character with the surrounding area.

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

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	2019SNH011 – Hornsby - SCC_2017_HORNS_003_00
2	SITE DESCRIPTION	795-821 Old Northern Road Dural
3	DEVELOPMENT DESCRIPTION	<p>The proposal involves construction of a seniors housing development that includes:</p> <ul style="list-style-type: none"> • 21,228m² of residential and community floor space; • The potential for a 130-bed residential care facility of 7494m²; • 95 self-contained-living apartments; and • 24 self-contained-living dwellings.
4	APPLICATION MADE BY	APP Corporation 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: 14 March 2019 <ul style="list-style-type: none"> ○ Panel members in attendance: Peter Debnam (Chair), Sue Francis, John Roseth, David White, Ross Walker ○ Department of Planning and Environment (DPE) staff in attendance: Angela Haynes, Christine Gough • Briefing with Department of Planning and Environment (DPE): 26 March 2019 at 2pm <ul style="list-style-type: none"> ○ Panel members in attendance: Peter Debnam (Chair), Sue Francis, John Roseth, David White, Ross Walker ○ Department of Planning and Environment (DPE) staff in attendance: Angela Haynes, Edith Barnes • Papers were circulated electronically between 26 and 28 March 2019