

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DECISION	08 February 2019
PANEL MEMBERS	Peter Brennan (Acting Chair), Susan Budd and Mark Grayson
APOLOGIES	Nil
DECLARATIONS OF INTEREST	On 10 April 2018, Council considered a report on a SCC application for this site and resolved to endorse a submission to be forwarded to the Department of Planning & Environment. Councillors Symkowiak and Sidgreaves were present at this Council meeting and voted on this matter.

SITE COMPATIBILITY CERTIFICATE APPLICATION

Seniors housing precinct – 50 Raby Road, Gledswood Hills (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 refuse the issue of 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

1. There is a reliance on the provision of an internal road by the adjacent Camden Lakeside Development for access to the proposed seniors housing development. There is no certainty in relation to the provision of vehicular and pedestrian access to the site and Council has not received a development application for the construction of the internal road or the residential precinct directly adjacent to the SCC proposal.
2. The proposal does not comply with the access requirements of the Seniors Housing SEPP as follows:
 - The site is approximately 794m from the nearest bus stop, which is more than the required 400m distance from public transport services; and
 - The site does not have a road or an accessible pathway from the site to either Raby Road or Camden Valley Way.
3. Access to utility services such as water, sewerage and electricity is based on the extension of these connections from the surrounding areas once they are developed for residential purposes. However, the timing of these services is unknown.
4. there are impacts on important view corridors from the adjacent state heritage-listed Gledswood Homestead, which are inconsistent with the Gledswood Conservation Management Plan (September 2011). The Panel have serious concerns as to whether these impacts can be overcome.
5. The proposed development is likely to have adverse impacts on the future use of land in the vicinity of the development having regards to Camden Development Control Plan 2011.

PANEL MEMBERS	
 Peter Brennan (Acting Chair)	 Susan Budd
 Mark Grayson	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	2019WCI006 – Camden - SCC_2018_CAMDE_002_00
2	SITE DESCRIPTION	50 Raby Road, Gledswood Hills (Part Lot 50 DP 1221870)
3	PROJECT DESCRIPTION	The SCC application seeks to enable the development of a seniors housing village at the site. The proposed concept plan for the village includes the following development (refer to Figure 3 below): - 99 self-contained dwellings comprising: - 72 apartments within three two-storey apartment buildings; and - 27 single-storey villas within 13 attached dwellings and a single detached dwelling; - basement-level car parking (number of spaces unspecified); - a community facility building and a multipurpose hall; - a single-storey café; and - landscaping and open space.
4	APPLICATION MADE BY	Hawes & Swan Town Planning Consultants Pty Ltd on behalf of Narellan Property Holdings Pty Ltd.
5	MATERIAL CONSIDERED BY THE PANEL	• 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	• Site inspection: 05 February 2019 ○ Panel members in attendance: Peter Brennan (Acting Chair), Susan Budd and Mark Grayson ○ Department of Planning and Environment (DPE) staff in attendance: Terry Doran and Chantelle Chow • Briefing with Department of Planning and Environment (DPE): 05 February 2019, start time – 12.15pm ○ Panel members in attendance: Peter Brennan (Acting Chair), Susan Budd and Mark Grayson ○ DPE staff in attendance: Terry Doran and Chantelle Chow Papers were circulated electronically between Tuesday 5 February to Friday, 8 February 2019