

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DECISION	25 January 2019
PANEL MEMBERS	Stuart McDonald (Acting Chair), Mark Grayson and Susan Budd
APOLOGIES	None
DECLARATIONS OF INTEREST	Ninos Khoshaba advised that he is a social member of the Club Marconi and some of the directors are known to him (in his capacity as a Councillor), however, this will not influence his decision as he has no private conflict of interest. However, after discussions with the Chair it was mutually decided that he does not participate in this matter to avoid any perception by the public. Frank Carbone advised that he is a member of the Club Marconi and know some of directors in his role as Mayor. This will not influence his decision as he has no private conflict of interest with the organization or the applicant. However, after discussions with the Chair it was mutually decided that he does not participate in this matter to avoid any perception by the public.

SITE COMPATIBILITY CERTIFICATE APPLICATION

A Seniors housing precinct on land at 121-133 Prairie Vale Road, Bossley Park) Part Lot 7 DP 664803 and Part Lot 1 DP 332770) (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. While satisfied that the site is capable of accommodating well serviced seniors housing and some increased density of development within the context of the overall Club owned site, the Panel is not satisfied that the development is compatible with the surrounding land uses having regard to the proposed building height, bulk and scale.
2. Due to the excessive scale of the built form the proposed development will be out of character within the context of existing uses, approved uses and future uses of land within the vicinity of the development.

PANEL MEMBERS	
 Stuart McDonald (Acting Chair)	 Mark Grayson
 Susan Budd	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	2019WCI007 –Fairfield – SCC_2018_FAIRF_001_00
2	SITE DESCRIPTION	121-133 Prairie Vale Road, Bossley Park (Part Lot 7 DP 664803 and Part Lot 1 DP 332770)
3	PROJECT DESCRIPTION	The proposed precinct includes the construction of five separate buildings ranging from two to three storeys to six to seven storeys comprising 150 self-contained dwellings, 143 (+) car parking spaces for residents and visitors and a central communal courtyard.
4	APPLICATION MADE BY	City Plan Strategy and Development on behalf of Club Marconi of Bossley Park Social Recreation and Sporting Centre (Club Marconi)
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: 23 January 2019 ○ Panel members in attendance: Stuart McDonald (Acting Chair), Mark Grayson and Susan Budd ○ Department of Planning and Environment (DPE) staff in attendance: Terry Doran and Chantelle Chow • Briefing with Department of Planning and Environment (DPE): 23 January 2019, start time – 11.15am ○ Panel members in attendance: Stuart McDonald (Acting Chair), Mark Grayson and Susan Budd ○ DPE staff in attendance: Terry Doran and Chantelle Chow Papers were circulated electronically between Thursday, 24 January to Friday, 25 January 2019