

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DECISION	22 March 2019
PANEL MEMBERS	Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Matthew Deeth and Alexandra Stengl
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

SITE COMPATIBILITY CERTIFICATE APPLICATION

Panel Ref – 2019WCI008 - LGA – Wollondilly – SCC_2018_WOLLY_002_00 at 20 Rockford Road, Tahmoor (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

By circulation of papers the Panel considered the material listed at item 1, the matters raised and/or observed at the briefing and a site inspection as 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 issue 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 The proposed residential care facility and serviced and self-care dwellings offers the opportunity to locate suitable accommodation for the aged and disabled in a desirable

location particularly for residents of the Wollondilly Local Government Area and surrounds.

- 2 The site is well located close to the expanding township of Tahmoor being within reasonable level walking distance of the Tahmoor shopping centre and being situated adjacent to the local hotel to the north and across the road from a church.
- 3 Means by which constraints on the site can be mitigated, and by which aspects of the concept scheme could be improved, can be adequately evaluated and addressed through the development application process.
- 4 The use of the site for the proposed residential care facility and serviced and self-care dwellings is unlikely to have a significant adverse impact on the surrounding locality or its built and natural environment.
- 5 Potential impacts on existing and potential future surrounding land uses can be mitigated through the development application process, if the requirements included in the Panel's determination are adhered to.
- 6 Services and infrastructure that are or will be available will be adequate to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26 of the SEPP). The terms of the Panel's decision require provision to be made for infrastructure provision, particularly in relation to pedestrian connectivity to the town (and potentially through the site).
- 7 The bulk, scale, built form and character of the proposed development is generally in character with the existing uses, approved uses and future uses of land in the vicinity of the development, albeit that the final form of the general scheme proposed in the concept plan can and should be the subject of further consideration during the development application process to address the requirements identified in the Panel's determination.
- 8 To the extent that the development involves the clearing of native vegetation, including vegetation that may be subject to the requirements of section 12 of the Native Vegetation Act 2003, and in relation to the removal of vegetation generally, the appropriate extent of such removal and the impact that necessary removal is likely to have on the conservation and management of native vegetation can be assessed and mitigated during the development application process to address the requirements identified in the Panel's determination are met.
- 9 The portion of the site for which a certificate is sought adjoins land zoned for urban purposes, with the remainder already zoned R2 Low Density Residential, and as such is appropriate for this form of development.

DESCRIPTION OF THE KIND OF DEVELOPMENT CERTIFIED TO BE COMPATIBLE WITH THE SURROUNDING ENVIRONMENT HAVING REGARD TO THE CRITERIA SPECIFIED IN CLAUSE 25(5)(B) OF STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004






The development is to be generally consistent with the application made by Precise Planning on behalf of Common Ground Property Pty Ltd on 26 March 2018, but amended as is required to meet the following requirements:

Requirements to be imposed on determination

1. The development is to comply with any requirements arising from consultation with the Subsidence Advisory NSW during the preparation of concept plans prior to the lodgement of a development application with Wollondilly Shire Council.
2. The development is to comply with any requirements arising from consultation with Sydney Water during the preparation of concept plans prior to the lodgement of a development application with Council.
3. The final layout, building construction and on-site facilities in the proposal will be subject to satisfactory resolution (in the opinion of the consent authority) of issues relating to:
 - A heritage impact statement to address heritage impacts on Stratford House (Heritage Item 1235 under schedule 5 of the Wollondilly Local Environmental Plan 2011), including the visual character of and views to Stratford House from key points in the vicinity;
 - A flora and fauna assessment to examine significant and endangered vegetation communities identified on the site;
 - An acoustic report to assess any potential noise impacts of the nearby Ingham's processing plant and Tahmoor Inn on the development proposal, including potential traffic movements to and from the processing plant;
 - An odour assessment to assess any potential odour impacts of the nearby Ingham's processing plant on the development proposal, including the appropriateness of residential dwellings along Rockford Rd;
 - Infrastructure requirements on Rockford, Stratford and Remembrance Driveway, eg. Pedestrian connectivity to the town and train station, including pathways and crossings;
 - An assessment addressing Council's Open Space, Recreation and Community Facilities Strategy (2014) to respond to the need for private open space;
 - Built form arrangements and interfaces between the 3 storey element of the development and neighbouring properties;
 - Provision of higher levels of care being sequenced in early stages of the development, to cater to the full range of resident needs;

- Subdivision design and landscaping and building form of the development to remain consistent with the character of Tahmoor village and its rural edge; and
- Stormwater management treatment, including impacts on the Bargo River catchment.

Note: For the avoidance of doubt, resolution of the nominated requirements may require amendment to the concept plan accompanying the application.

PANEL MEMBERS	
 Justin Doyle (Chair)	 Bruce McDonald
 Nicole Gurrán	 Matthew Deeth
 Alexandra Stengl	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	Panel Ref – 2019WCI008 - LGA – Wollondilly – SCC_2018_WOLLY_002_00
2	SITE DESCRIPTION	20 Rockford Road, Tahmoor
3	PROJECT DESCRIPTION	The project that would be permitted under the proposed site suitability certificate is a maximum 120 bed residential care facility and 220 serviced and self-care dwellings. It can have a maximum floor space of 0.2:1 and a maximum height of 9m.
4	APPLICATION MADE BY	Precise Planning on behalf of Common Ground Property 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 • <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: 19 February 2019 <ul style="list-style-type: none"> ○ Panel members in attendance: Justin Doyle (Chair), Bruce McDonald, Nicole Gurrán, Matthew Deeth and Alexandra Stengl ○ Department of Planning and Environment (DPE) staff in attendance: Edith Barnes and Dimitri Gotsis • Briefing with Department of Planning and Environment (DPE): 19 February 2019, 12.30pm <ul style="list-style-type: none"> ○ Panel members in attendance: Justin Doyle (Chair), Bruce McDonald, Nicole Gurrán, Matthew Deeth and Alexandra Stengl ○ DPE staff in attendance: Edith Barnes and Dimitri Gotsis • Papers were circulated electronically between 20 February 2019 to 22 March 2019.