

## SITE COMPATIBILITY CERTIFICATE

### RECORD OF DECISION

#### HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

<b>DATE OF DECISION</b>	18 January 2021
<b>PANEL MEMBERS</b>	Alison McCabe (Chair), Clare Brown, Paul Le Mottee and Giacomo Arnott
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	<p>Sandra Hutton declared a perceived conflict of interest as her employer, ADW Johnson, provided limited strategic planning advice to Wallalong Landowners Group in 2015 and 2017, and that group includes the owner and lands involved in this application.</p> <p>Juliet Grant declared a conflict of interest as her employer, City Plan, made a submission in support of the proposed urban release area in response to Council's LSPS and LHS, albeit not for this land owner.</p> <p>Ryan Palmer declared a conflict of interest as he is friends with the owner.</p>

#### SITE COMPATIBILITY CERTIFICATE APPLICATION

PPS-2020HCC002 – Port Stephens – SCC\_2019\_PORTS\_002\_00 at 127 High St, Wallalong (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.

#### Planning Panels Secretariat

## REASONS FOR THE DECISION

1. The site given physical and locational constraints, and lack of infrastructure, is not suitable for more intense development.
2. The proposal is not compatible with the surrounding landuse, and is not consistent with the character of the area, having regard to the intensity of development proposed.
3. The proposal is not consistent with the current local and state strategic planning framework.
4. The lack of access to services, lack of a reticulated sewer system, and the site's physical constraints result in a site not suited for Seniors Housing.
5. The proposal fails to satisfy clause 17 of SEPP (HSPD) 2004.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Clare Brown
 Paul Le Mottee	 Giacomo Arnott

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	PPS-2020HCC002 – Port Stephens – SCC_2019_PORTS_002_00
2	SITE DESCRIPTION	127 High St, Wallalong
3	DEVELOPMENT DESCRIPTION	180 single storey self-contained dwellings (serviced self-care housing), comprising a mix of two and three bedrooms. A community hall, BBQ and communal area, swimming pool and visitor car parking is also incorporated into the design.
4	APPLICATION MADE BY	Perception Planning on behalf of the landowners, John Woods and Christine Woods
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> <ul style="list-style-type: none"> <li>○ Alison McCabe (Chair): 9 November 2020</li> <li>○ Paul Le Mottee: 12 January 2021</li> <li>○ Giacomo Arnott: 13 December 2020</li> </ul> </li> <li>• <b>Briefing with Department of Planning, Industry and Environment:</b> 13 January 2021 <ul style="list-style-type: none"> <li>○ Panel members in attendance: Alison McCabe (Chair), Clare Brown, Paul Le Mottee and Giacomo Arnott</li> <li>○ Department of Planning, Industry and Environment staff in attendance: James Shelton, Leanne Harris and Lisa Foley</li> </ul> </li> <li>• <b>Papers were circulated electronically on 24 December 2020</b></li> </ul>