

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DECISION	28 April 2020
PANEL MEMBERS	Juliet Grant (Acting Chair), Sandra Hutton, Marcia Doheny, and John MacKenzie
APOLOGIES	Jason Dunn
DECLARATIONS OF INTEREST	Alison McCabe declared a conflict of interest as soon as she became aware that the applicant had a connection to the Thirdi Group, as her company (SJB) has acted for the Thirdi Group for an unrelated site in Sydney. Ms McCabe did not participate in the determination of this site compatibility certificate application.

SITE COMPATIBILITY CERTIFICATE APPLICATION

PPS-2020HCC003 – Newcastle City Council – SCC_2019_NEWCA_001_00 at 40 King St, Adamstown (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 Acting 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 decision was unanimous.

REASONS FOR THE DECISION





1. The height, bulk and scale of the proposed development is generally screened by the existing vegetation on site and will not be prominent when viewed from the public domain beyond the golf course.

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2. The proposal offers a unique, high quality, high amenity housing option for seniors.
3. The location of the site benefits from access to the existing public transport network.
4. The Panel acknowledges the matters raised by Newcastle Council and is of the opinion the proposed conditions appropriately address these matters.

REQUIREMENTS TO BE IMPOSED ON DETERMINATION

1. Consideration of extending the footpath network to the bus stop near Henderson Park/James Street.
2. The residential tower footprint to be located in the area nominated as “developable area” on the indicative plans prepared by Marchese Partners September 2019, which is approximately 130m south of the northern boundary of the golf course.
3. The following information is to be submitted with the Development Application for consideration by the determining authority:
 - a) plans and information that detail the existing trees to be retained, the height of those within the immediate proximity of the built form and how building heights sit below those retained canopies;
 - b) a report on design excellence in the context of the proposed height, bulk and scale;
 - c) an arborist report and landscape plan of management that addresses:
 - the on-going management and retention of the existing screening vegetation; and
 - identification of any existing vegetation proposed to be removed and opportunities for succession planting.
 - d) shadow diagrams and solar access analysis to ensure adequate solar access is provided in accordance with clause 35 of SEPP (Housing for Seniors or People with a Disability).
 - e) a management plan that supports the continued operation of the golf course including:
 - mitigation measures for managing safety from ball strikes; and
 - the amenity of residents of the proposed development.
 - f) a traffic impact assessment that addresses levels of service (LOS) changes on the local street network, including Glebe Road.

PANEL MEMBERS	
 Juliet Grant (Chair)	 Sandra Hutton
 Marcia Doheny	 John MacKenzie

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SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	PPS-2020HCC003 – Newcastle City Council – SCC_2019_NEWCA_001_00
2	SITE DESCRIPTION	40 King St, Adamstown
3	DEVELOPMENT DESCRIPTION	The proposal is for 148 serviced self-care aged housing units within a tower development and associated facilities such as a cinema, a library and golf cart storage for residents. An ancillary wellness centre is also proposed in the application in an adjoining tower that includes aged care facilities (administration, cleaning, meals, storage), pools, a gymnasium, consulting rooms and personal services. The wellness centre is considered to be ancillary to both the seniors housing development and the golf club.
4	APPLICATION MADE BY	Willow Tree Planning, on behalf of Merewether Golf Club and Third Age Merewether 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, SITE INSPECTIONS & CIRCULATION OF PAPERS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: <ul style="list-style-type: none"> Panel members who undertook site visits: <ul style="list-style-type: none"> Juliet Grant: 29 March 2020 Sandra Hutton: 1 April 2020 Briefing with Department of Planning, Industry and Environment: 21 April 2020, 2pm <ul style="list-style-type: none"> Panel members in attendance: Juliet Grant (Chair), Sandra Hutton, Marcia Doheny, and John MacKenzie Department of Planning, Industry and Environment staff in attendance: James Shelton and Caitlin Elliott Papers were circulated electronically between: 3 April 2020 and 21 April 2020