

## SITE COMPATIBILITY CERTIFICATE

### RECORD OF DECISION

#### HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DECISION	20 May 2021
PANEL MEMBERS	Alison McCabe (Chair), Juliet Grant, Sandra Hutton
APOLOGIES	Sally Halliday and Peter Garnham
DECLARATIONS OF INTEREST	None

#### SITE COMPATIBILITY CERTIFICATE APPLICATION

PPSHCC-66– Maitland City Council – SCC2020MAITL-3 - 474 Phoenix Park Road Largs - Serviced self-care dwellings, community facilities, and associated site infrastructure (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 had the benefit of inspecting the site and reviewed the documentation accompanying the application.




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.

#### REASONS FOR THE DECISION

1. The density, scale, built form and footprint of the proposal is not consistent with the local character of the area and the likely future rural uses of the surrounding land.
2. The proposal is not consistent with Local and State strategies to direct future urban growth towards a more compact and sustainable development outcome. The site is not included in the Maitland Urban Settlement Strategy/Maitland Strategic Blueprint 2036.

3. The site does not have access to an appropriate level of services and public transport commensurate with the scale and form of the proposed seniors living development and fails to satisfy State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Juliet Grant
 Sandra Hutton	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	PPSHCC-66– Maitland City Council – SCC2020MAITL-3
2	SITE DESCRIPTION	474 Phoenix Park Road Largs (Lot 3 DP 807949)
3	DEVELOPMENT DESCRIPTION	<p>46 single-storey serviced self-care housing, comprising a mix of two and three bedrooms, a community hall, BBQ, communal area and visitor parking.</p> <p>The development will include internal roads with a primary access from Phoenix Park Road. A separate access from Phoenix Park Road will be retained for the existing dwelling, which will continue to be associated with the existing farm buildings and low-lying agricultural land on the eastern part of the site.</p> <p>The application states it will include options for the provision of meals, cleaning, personal care and nursing services on site.</p> <p>The application is proposed to be serviced self-care housing on land that adjoins land zoned primarily for residential purposes and is sought to be provided under the Retirement Villages Act 1999.</p>
4	APPLICATION MADE BY	Perception Planning Pty Ltd on behalf of Ms Wendy Franklin
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</li> <li>• <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i></li> </ul>
6	BRIEFINGS, SITE INSPECTIONS & CIRCULATION OF PAPERS BY THE PANEL	<ul style="list-style-type: none"> <li>• <b>Briefing with Department of Planning, Industry and Environment:</b> Thursday, 20 May 2021 <ul style="list-style-type: none"> <li>○ Panel members in attendance: Alison McCabe (Chair), Juliet Grant, Sandra Hutton</li> <li>○ Department of Planning, Industry and Environment staff in attendance: Nathan Wort, Daniel Starreveld, Holly McCann and Leanne Harris</li> </ul> </li> <li>• <b>Papers were circulated electronically on 3 May 2021</b></li> </ul>