



**RECORD OF DECISION**

**SYDNEY CENTRAL CITY PLANNING PANEL**

<b>DATE OF DECISION</b>	8 March 2022
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), David Ryan and Susan Budd
<b>APOLOGIES</b>	Roberta Ryan
<b>DECLARATIONS OF INTEREST</b>	Nil

**SITE COMPATIBILITY CERTIFICATE APPLICATION**

PPSSCC-244 - SCC2021BLACK-4 - Blacktown City Council, 55 Fox Hills Crescent, Toongabbie, site compatibility certificate for seniors housing development at the Fox Hills Golf Club. The proposed seniors housing comprises 403 independent living units spread over 14 buildings, associated amenities, on-site car parking, site landscaping and public domain works (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; the matters raised and/or observed at briefings 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 in the certificate), 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 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP).

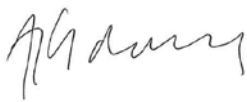


The Panel authorises the Chair to notify the Applicant, Council and the Department of Planning and Environment of the Panel's decision to approve the application.

The decision was unanimous.

**REASONS FOR THE DECISION**

The Panel considered the findings and recommendations of the Department's Assessment Report, the Applicant's SCC package and Council's comments, and generally agreed with the recommendations in the Department's Assessment Report.

While the Panel agreed the site is suitable for a seniors housing development it considers the final built form needs to be refined to respect the scale of, and minimise impacts on the adjoining residential land and also to minimise impacts on Critically Endangered, and Endangered Ecological Communities on the site.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 Susan Budd
 David Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	PPSSCC-244 - SCC2021BLACK-4 - Blacktown City Council
2	SITE DESCRIPTION	55 Fox Hills Crescent, Toongabbie
3	DEVELOPMENT DESCRIPTION	Site compatibility certificate for seniors housing development at the Fox Hills Golf Club. The proposed seniors housing comprises 403 independent living units spread over 14 buildings, associated amenities, on-site car parking, site landscaping and public domain works.
4	APPLICATION MADE BY	Mr David Griffin - Integrated Projects Pty Ltd
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>Site inspection</b> - site inspections have been curtailed due to COVID-19 precautions.</li> <li><b>Briefing with Department of Planning, Industry and Environment: 3 March 2022</b> <ul style="list-style-type: none"> <li>Panel members in attendance: Abigail Goldberg (Chair), Susan Budd and David Ryan</li> <li>Department of Planning, Industry and Environment staff in attendance: Ian Bignell, George Dojas, Suzie Jattan and Sharon Edwards</li> </ul> </li> <li><b>Papers were circulated electronically between on 25 February 2022</b></li> </ul>

## Planning Panels Secretariat

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**State Environmental Planning Policy (Housing for Seniors or People with a  
Disability) 2004  
Site Compatibility Certificate**

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The Sydney Central Planning Panel has determined the application made by David Griffin on behalf of the Integrated Projects Pty Ltd on 10 May 2021 by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The panel certifies that in its opinion:

- the site described in Schedule 1 is suitable for more intensive development;
- the development described in Schedule 1 is compatible with the surrounding environment having regard to the criteria specified in clause 25(5)(b); and
- that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.

**Abigail Goldberg**  
**Chair**  
**Central Sydney Planning Panel**

Date certificate issued: 8 March 2022

**Please note:** This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

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**SCHEDULE 1**

**Site description:** 55 Fox Hills Crescent, Toongabbie

**Project description:** The proposed seniors housing comprises 403 independent living units spread over 14 buildings, associated amenities, on-site car parking, site landscaping and public domain works

**Application made by:** David Griffin on behalf of the Integrated Projects Pty Ltd

## **SCHEDULE 2**

### **Requirements imposed on determination:**

1. The final bulk and scale of any future development shall be reduced where the new housing interfaces with existing housing to ensure an acceptable built form relationship and minimisation of amenity impacts on R2 Low Density land to the north and west;
2. Details shall be provided regarding the private bus that will be operational on site and the funding mechanism to support this;
3. Detailed Flora and Fauna Investigations including an assessment against the requirements of the Biodiversity Conservation Act 2016. The final precinct design shall optimise retention of Cumberland Shale Plains Woodland CEEC and Cumberland Riverflat Forest EEC;
4. The final bulk, scale and footprint of any future development shall optimise deep soil requirements and the provision of high quality communal open space;
5. Address and mitigate flooding and stormwater impacts in accordance with the Blacktown LEP 2015 and DCP;
6. A Detailed Site Investigation Report and Hazardous Building Materials Survey should be submitted as part of any future development application, in order to establish the necessary remediation required to make the site suitable for the proposed development;
7. The provision of documentation that demonstrates the access requirements set out in the SEPP, including suitable footpaths, kerb and road crossings.