



**SITE COMPATIBILITY CERTIFICATE
RECORD OF DECISION
SYDNEY NORTH PLANNING PANEL**

DATE OF DECISION	23 September 2020
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Clare Brown, Linda McClure, Craig Campbell
APOLOGIES	Gail Giles-Gidney
DECLARATIONS OF INTEREST	Brian Kirk declared a non-pecuniary conflict of interest as the ashes of both his parents are interred on the site.

SITE COMPATIBILITY CERTIFICATE APPLICATION

PPSSNH-146 – Willoughby – SCC_2020_WILLO_001_00 at 26 Crabbes Avenue Willoughby (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 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






The Panel agreed with the Department's recommendation and considers that a Site Compatibility Certificate should be issued for the site on the basis that:

1. The site is being used for the purposes of an 'existing registered club' where the site adjoins land zoned primarily for urban purposes;
2. The majority of the land that adjoins the site is land zoned for urban purposes;
3. The proposed development is for a residential care facility and self-contained dwellings to be used for the purposes of serviced self-care housing;
4. The site is in a suitable location for seniors housing and compatible with the surrounding environment being close to public transport services and a high-amenity neighbourhood centre that is within 400m walking distance along a suitable access pathway; and

5. There does not appear to be any change in circumstance and/or changes to environmental, social or economic issues that were explored as part of the assessment of SCC_2018_WILLO_001_00, which was issued on 30 August 2018.

REQUIREMENTS TO BE IMPOSED ON DETERMINATION

1. The seniors housing development is to be limited to the land as indicated within the SCC application, being land that is currently used for the purposes of an existing registered club
2. The final layout, building construction and on-site facilities in the proposed seniors housing development is subject to the resolution of;
 - a. a maximum floor space ratio of 1.35:1 over the entire site;
 - b. a transition of building heights from five storeys at the centre of the site, graduating down to three storeys at the northern boundary and two storeys at the eastern and southern boundaries;
 - c. building height to be measured in relation to the RL of the building – the vertical distance from the Australian Height Datum to the highest point of the building; and
 - d. setbacks as indicated in figure 14 of the site compatibility certificate application (8m from the properties in the Horsley Avenue heritage conservation area) and on Penshurst Street to be consistent with the character of surrounding/adjoining development; and
 - e. publicly accessible open space as indicated in figure 14 of the site compatibility certificate application.
3. Retention of canopy trees is to be maximised and tree removal is subject to assessment and approval by the consent authority as part of the development application process.
4. Satisfaction of the requirements relating to on-site support services under clause 45 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 Clare Brown	 Linda McClure
 Craig Campbell	

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SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	PPSSNH-146 – Willoughby – SCC_2020_WILLO_001_00
2	SITE DESCRIPTION	26 Crabbes Avenue, Willoughby
3	DEVELOPMENT DESCRIPTION	<p>The applicant seeks a Site Compatibility Certificate (SCC) under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) to permit seniors housing on the site because the land is used for the purposes of an existing registered club.</p> <p>Club Willoughby is seeking to redevelop the site as a mix of seniors housing consisting of a residential care facility and self-contained dwellings. The application seeks to include the following components as part of the request for an SCC to be issued for the site:</p> <ul style="list-style-type: none"> • a residential care facility comprising of 36 to 72 beds; • 99 – 125 self-contained dwellings; • building heights of the building envelopes between two and five storeys (8.5m to 20.5m); and • density of the future development on site to have a maximum floor space ratio (FSR) of 1.35:1.
4	APPLICATION MADE BY	Heycorp Property Group
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"> • Briefing with Department of Planning, Industry and Environment: 23 September 2020 <ul style="list-style-type: none"> ○ Panel members in attendance: Peter Debnam (Chair), Julie Savet Ward, Clare Brown, Linda McClure, Craig Campbell ○ Department of Planning, Industry and Environment staff in attendance: Nick Armstrong, Bailey Williams, Michael Cividan • Papers were circulated electronically between on 18 September 2020

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