






Sydney North Planning Panel resolution on a Site Compatibility Certificate application for 58 Laitoki Road Terry Hills

The Sydney North Planning Panel having considered correspondence from the Department of Planning, Industry and Environment's Acting Director North District dated 29 April 2020 relating to a site compatibility certificate (SCC) for seniors housing on land at 58 Laitoki Road, Terry Hills, resolves that the applicant must provide a cumulative impact study to determine whether the land concerned is suitable for more intensive development for the following reasons:

1. At the time of lodging the SCC application in March 2020, the applicant had a statutory obligation to submit a cumulative impact study;
2. There are a number of established seniors housing developments or DAs for seniors' developments in the vicinity of the subject land;
3. A cumulative impact study is required as there is a current SCC application for 25 Laitoki Road and the impacts of both should be considered; and
4. It was concerns raised by residents in rural and semi-rural areas, including Terrey Hills, that led to the NSW Government's October 2018 decision to introduce new rules under the Seniors SEPP.

Dated: 9 June 2020

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 Brian Kirk	 Steve Kennedy
 Annelise Tuor	