

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

SOUTHERN REGIONAL PLANNING PANEL

DATE OF DECISION	Wednesday, 27 May 2020
PANEL MEMBERS	Tim Fletcher (Acting Chair), Juliet Grant, Andrew Hutton and Michael Mantei
APOLOGIES	Renata Brooks and David Brown
DECLARATIONS OF INTEREST	Gordon Kirkby: Applicant is a planning firm, TCW Consulting, which is owned by Terry Wetherall. Terry is a former Director of my company and a personal friend.

SITE COMPATIBILITY CERTIFICATE APPLICATION

PPSSTH-42 – Wollongong City Council – PPSSTH-42 at 120 Walker Street, Helensburgh (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 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 panel was not satisfied that the site was suitable for more intense development for the following reasons:
 - i) The site is approximately 1.4 kilometres from a relatively small town centre, as such it does not enjoy convenient access to a wide range of services and facilities

- ii) The site is environmentally constrained by the combined impact of significant bush fire threat, potential ground contamination and the need to rehabilitate a riparian zone through part of the property
 - iii) Development of the site for higher density residential purposes (than currently exists on-site), is likely to result in unacceptable land use conflicts with existing and future industrial and agricultural activities located in close proximity. Such impacts would adversely affect the amenity of future residents
 - iv) The site has not been identified for future, more intensive development potential in any local or state government state planning process
- 2) The panel formed the opinion that the proposed seniors housing development was not compatible with the surrounding environment and land uses having regard to the following:
- i) The environmentally constrained nature of the site
 - ii) The potential adverse impact from the proposed development on the acceptability of existing and future industrial and agricultural uses in the vicinity
 - iii) The likely visual impacts associated with the substantial scale and bulk of the proposed built form and its inability to harmonise with the existing semi-rural topographical characteristics of this locality, and the likely continuation of that character in the future.

PANEL MEMBERS	
 Tim Fletcher (Chair)	 Juliet Grant
 Andrew Hutton	 Michael Mantei

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	PPSSTH-42 – Wollongong City Council – PPSSTH-42
2	SITE DESCRIPTION	120 Walker Street, Helensburgh
3	DEVELOPMENT DESCRIPTION	The proposal is for 176 seniors housing units and ancillary facilities at 120 Walker Street, Helensburgh. The proposal includes a mixture of serviced selfcare housing and self-contained dwellings comprising 85 studio units and 38 dementia care units across two two-storey apartment buildings and 53 single-storey villas (including 10 dementia villas).
4	APPLICATION MADE BY	TCW Consulting Pty Ltd on behalf of Norman and Laraine Stibbard. The application for a site compatibility certificate (SCC) was submitted to the Department on 2 November 2018.
5	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Site compatibility certificate application documentation including attached consultants reports • 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: 15th May 2020 <ul style="list-style-type: none"> ○ Panel members in attendance: Tim Fletcher (Acting Chair) • Briefing with Department of Planning, Industry and Environment: Wednesday, 27 May 2020, 2:00pm: <ul style="list-style-type: none"> ○ Panel members in attendance: Tim Fletcher (Acting Chair), Juliet Grant, Andrew Hutton and Michael Mantei ○ Department of Planning, Industry and Environment staff in attendance: Graham Towers, Robert Hodgkins and Monica Gibson • Briefing: Tuesday, 2 June 2020 <ul style="list-style-type: none"> ○ Panel members: Tim Fletcher (Acting Chair), Juliet Grant, Andrew Hutton and Michael Mantei • Papers were circulated electronically between: Friday, 29 May 2020 and Friday, 5 June 2020