

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

The Sydney Western City Planning Panel, has determined the application made by Besol Pty Ltd on 6 August 2020 by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The Panel certify that in their 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 had regard to the criteria specified in clause 25(5)(b);
- 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.



Stuart McDonald (Acting Chair)
Chair
Sydney Western City Planning Panel

Date certificate issued: **Tuesday, 24 November 2020**

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)) and cannot be varied during its currency to cover additional land.

SCHEDULE 1

Site description: 18 Randwick Close, Casula

Development description: Proposal for a Vertical Seniors Housing Village

SCHEDULE 2

Requirements imposed on determination:

1. To achieve a building height compatible with surrounding land uses, the built form of any future development application on the site relying on this SCC is to meet the following requirements:
 - a) Not exceed 18m in building height above existing ground level along the frontage to Kurrajong Road and the frontage to north-western boundary of the site adjacent to the M5 Motorway;
 - b) Other than item a) above, the remainder of the development not to exceed a maximum building height of 15m;
 - c) A step down in building height from north (Kurrajong Road) to south and south-west across the site and in particular at the southern and south-western interface with the adjoining low scale residential development (existing and likely future).
 - d) In achieving c) above, Building C to be a maximum of 3 storeys and below the maximum building height of 15m, and Building A to be a maximum of 2 storeys at the interface and then stepped up to a maximum of 15m towards the centre of the site and then a maximum of 18m fronting Kurrajong Road.
2. To assist in achieving a compatible built form relationship to the adjoining low scale residential development, particularly to the south and south-west, and also in order to maintain the existing landscaped setting, existing substantial perimeter vegetation is to be retained where possible and if not retained, then replacement planting is to be included.