

Report to the Sydney Western City Planning Panel on an application for a site compatibility certificate under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

SITE: 18 Randwick Close, Casula NSW; Lot 104 on DP863214 (the Site)

A site inspection of the subject land was undertaken by the planning team on 26 October 2020.

APPLICANT: Besol Pty Ltd

PROPOSAL: This application for a Site Compatibility Certificate (SCC) is in relation to a proposed seniors housing development, comprising a 142-room residential care facility and 93 independent living units. The development proposed to be distributed across 3 apartment buildings (**Figure 1**) with underground parking for 138 cars:



Figure 1: Subject Site (Source SCC application)

- Apartment Building A: a 6-storey building comprising a 142 bed residential aged care facility, 24 independent living units, a mix of communal facilities (kitchen and dining area, commercial laundry, administration) and common/

wellness facilities (activity room, theatre, hairdresser, physio and consultation rooms), with the 6-storey being a rooftop garden, kitchen and dining facility.

- Apartment Building B: a 5-storey building with 39 independent living units and 4 neighbourhood shops.
- Apartment Building C: a 3-storey building with 30 independent living units.

The applicant has been in consultation with Liverpool City Council (LCC) since March 2019 and has lodged a Development Application for the proposal. Key steps to date include:

- 6 March 2019: Pre-DA Meeting
- 3 June 2019: Design Excellence Panel Meeting;
- 11 March 2020: Development Application (DA 220/2020) lodged;
- 9 July 2020: 2nd Design Excellence Meeting; and
- 4 August 2020: SCC application form lodged with the Department.

This SCC application has been prepared by Higgins Planning, on behalf of the landowner Besol Pty Ltd (**Attachment A1**) and was accepted by the Department on 4 August 2020. Although the applicant has provided all the DA documents, this SCC Assessment Report refers to the SCC Application Report and technical reports (**Attachments A1 to A11**) relevant for the Department's assessment against the criteria of the Seniors SEPP.

- Attachment A – Site Compatibility Report
- Attachment A1 – Application Form and Landowner Consent
- Attachment A2 – Stage 1 - Preliminary Site Investigation
- Attachment A3 – Arboricultural Impact Appraisal
- Attachment A4 – Landscape Plans
- Attachment A5 – Flood Assessment
- Attachment A6 – Needs Assessment
- Attachment A7 – Infrastructure Report
- Attachment A8 – Location and Access to Facilities Report
- Attachment A9 – Traffic and Parking Report
- Attachment A10 – Architectural Design Report
- Attachment A11 – Letter to Council - HOB Variation

LGA: Liverpool LGA

PERMISSIBILITY STATEMENT

The Site is located within an urban area. The existing planning controls for the Site and surrounding land are under Liverpool Local Environmental Plan 2008 (LLEP), **Figure 2** and **Table 1** show those controls.

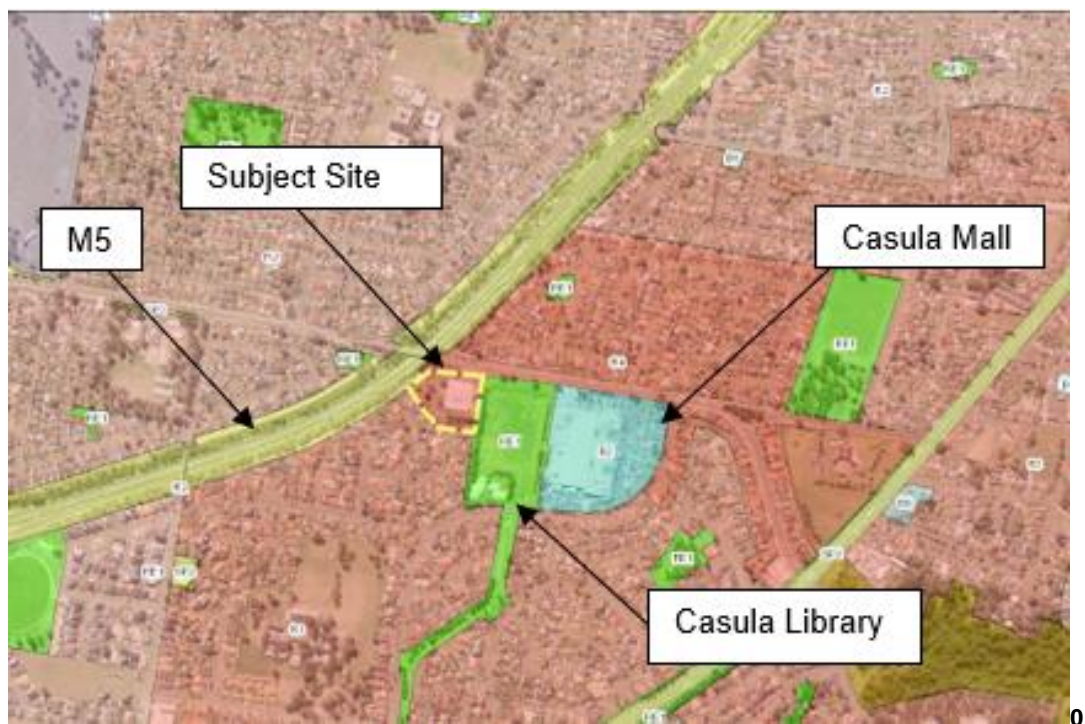


Figure 2: Subject Site (Source ePlanning Spatial Viewer)

| | Land Zones | Maximum Height of Buildings | Floor Space Ratio | Minimum Lot Size |
|--------------------------------|---------------------------------------|-----------------------------|-------------------|---------------------|
| The Site | R4 High Density Residential | 15m | 1.1:1 | 1,000m ² |
| Land Adjoining the Site | R4 High Density Residential (north) | 18m | None | 1,000m ² |
| | R3 Medium Density Residential (South) | 8.5m | 0.5:1 | 300m ² |
| | RE1 Public Recreation (East) | None | None | None |
| | SP2 Infrastructure (west) | None | None | None |

Table 1: Liverpool LEP 2008 planning controls

CLAUSE 4

Land to which Policy Applies

Clause 4 of the SEPP refers to land to which policy applies:

4(1) General This Policy applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if:

- (a) development for the purpose of any of the following is permitted on the land:*
 - (i) dwelling-houses,*

- (ii) residential flat buildings,*
- (iii) hospitals,*
- (iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries,*

4(4) Land that adjoins land zoned primarily for urban purposes. For the purposes of this Policy, land that adjoins land that is zoned primarily for urban purposes includes (but is not limited to) land that would directly adjoin land that is zoned primarily for urban purposes but for the presence of a public road to which there is direct vehicular and pedestrian access from the adjoining land.

The subject site satisfies the requirements of clause 4(1) & 4(4), as it adjoins land zoned primarily for urban purposes, and as dwelling houses and residential flat buildings are permitted in the R4 High Density Residential land zone under the LLEP.

Clause 4(6) of the SEPP excludes the SEPP from applying to land which is identified as environmentally sensitive.

4(6) Land to which Policy does not apply This Policy does not apply to—

- (a) land described in Schedule 1 (Environmentally sensitive land), or*
- (b) land (other than land to which Warringah Local Environmental Plan 2000 applies) that is zoned for industrial purposes, or*
- (c) (Repealed)*
- (d) the land to which Sydney Regional Environmental Plan No 17—Kurnell Peninsula (1989) applies, or*
- (e) the land to which State Environmental Planning Policy (Western Sydney Parklands) 2009 applies*

The subject land is not identified as environmentally sensitive land under the LLEP or under in Schedule 1 of the SEPP.

CLAUSES 24(2) AND 25(5)

The panel must not issue a certificate unless the panel:

24(2) is of the opinion that:

- (i) the site of the proposed development is suitable for more intensive development; and*
- (ii) the proposed development for the purposes of seniors housing is compatible with the surrounding environment and surrounding land uses having regard to the criteria specified in clause 25(5)(b).*

These matters are discussed from page 6 of this report.

25(5) has taken into account any written comments concerning the consistency of the proposed development with the criteria referred to in clause 25(5)(b) received from the general manager of the council within 21 days after the application for the certificate was made;

CLAUSE 25(2)(C)

A cumulative impact study is not required, as there is no previously issued site compatibility certificate for the subject land and the Departments Site Compatibility Tracker does not identify a proximate site to which there is a current application for site compatibility certificate.

COUNCIL COMMENTS

The Department requested comments from Liverpool City Council on the SCC application, within 21 days of receiving the application. On 27 August 2020, Council provided written comments (**Attachment B**).

A summary of Council's comments is below, advising the following amendments are required to achieve a development that is compatible with the surrounding land uses.

- Building height should be limited to a maximum of 15m, with a potential 18m maximum along Kurrajong Road frontage;
- The bulk and scale of the development should consider the surrounding environment; particularly proposed Building A should be stepped-in at higher levels to achieve a more gradual transition from existing residential development to the south west of the site;
- Any development should respond to the topography of the site;
- The combined GFA of neighbourhood shops should not exceed 100m² in accordance with Clause 5.4 of the LLEP 2008. The proposed GFA is 344m².
- Consideration is to be given to the architectural interface of any future development to ensure quality outcomes for the site and surrounds.
- Consideration is to be given to the permeability of any future development to ensure quality amenity outcomes for pedestrians at the site and to surrounds;
- Vehicle access off Kurrajong is to be restricted to left-in/left-out; and
- Any development is required to achieve design excellence.

Council is of the opinion that the proposed development is compatible with the surrounding land uses, having regard to the criteria in cl.25(5)(b)(i), (iii), (iv), (vi) and (vii). However, that the development is not compatible with the surrounding land uses having regard to the criteria in cl.25(5)(b)(ii) and (v).

It is noted that many of the issues raised above by Council have previously been discussed with the applicant during the Pre-DA and Design Review Panel meetings. Council also raises concerns with the ability of the SEPP to endorse built form outcomes and highlights the importance of further refinement through development assessment.

The Departments assessment of this SCC application regarding consistency with the criteria in cl.24 and cl.25(5)(b) concludes that the proposed development is compatible with surrounding land uses, and a more detailed assessment will be undertaken by the Council to resolve finer grain issues.

SUITABILITY FOR MORE INTENSIVE DEVELOPMENT

The panel must not issue a certificate unless the panel is of the opinion that the site of the proposed development is suitable for more intensive development (clause 24(2)(a)).

1. The site of the proposed development is suitable for more intensive development (clause 24(2)(a))

The Site is greenfield development, 13,194m² of unused vacant land located within an urban area.

Surrounding Land Uses

The Site is adjacent to the M5 Motorway and Duruk Park (baseball field) to the east, with predominantly single and two storey existing residential development to the south **Figure 3**. To the north across Kurrajong Road, a 5-storey apartment building is under construction comprising 63 affordable housing units. This development was recently approved by the Joint Regional Planning Panel (08/10/2019, DA-681/2018), granted under the under the Affordable Rental Housing SEPP.



Figure 3: The Site surround land uses (Source SixMaps)

It is considered that the site is suited to more intensive development for seniors living as local facilities, services and infrastructure are within the vicinity of the site, and given the prevailing mix of land uses in the area. Overall:

- the proposed development is consistent with what is currently on the site, and has potential to integrate with the existing uses;
- the site is suitable to accommodate the additional seniors housing development;

- there are no known environmental constraints that would preclude the development of the site for seniors housing;
- it is located adjacent within an established urban area with good road access and public transport connections to required facilities, including a shopping centre, library and local park;
- the proposal would contribute to meeting the needs for seniors housing in the locality; and
- the proposed development will provide seniors housing diversity and provide social benefit in providing housing options that will give local residents the opportunity to access appropriate forms of housing as their needs change over time.

COMPATIBILITY WITH THE SURROUNDING ENVIRONMENT AND LAND USES

The panel must not issue a certificate unless the panel is of the opinion that the proposed development for the purposes of seniors housing is compatible with the surrounding environment and surrounding land uses having regard to the following criteria (clause 25(5)(b)) and clause 24(2)(b)):

1. The natural environment (including known significant environmental values, resources or hazards) and the existing and approved uses of land in the vicinity of the proposed development (clause 25(5)(b)(i))

Environmentally Sensitive Land

The Site has no identified Environmentally Sensitive Land and does not contain Acid Sulfate Soils, as stated in LLEP.

A Stage 1 - Preliminary Site Investigation (**Attachment A2**) was conducted which indicated that a history of commercial land use and potential for contaminating land use activities. It is considered that this can be adequately addressed by Council during the development assessment process and therefore, should not preclude the issuing of a SCC.

Bush Fire

The site is not identified as bushfire-prone land, satisfying clause 27 of the Seniors Housing SEPP.

Vegetation

The Arboricultural Impact Appraisal (**Attachment A3**) and Landscape Plans (**Attachment A4**) identify that where possible existing trees around the perimeter of the site will be retained and new street/public domain trees will be provided. This includes screening on the boundary to create a buffer screen to the M5 Motorway and screening of neighbouring residential development.

There are no Threatened Ecological Communities on the Site, as listed under the NSW *Threatened Species Conservation Act 1995* or the *Biodiversity Conservation Act 2016, Schedule 2, part 2 – endangered ecological communities*.

Stormwater

The proposed concept design will control and direct stormwater runoff so as it does not impact adjoining properties and will implement measures for stormwater management consistent with Council's flood related development controls. The applicants Flood Assessment (**Attachment A5**) identified a stormwater flood risk and mitigation methods, including that the basement level is protected with a freeboard. A driveway crest level is required, which is above ground level, in order to comply with Council's flood related controls. Requiring finished floor levels be set at or above the levels shown above as seen in **Figure 4**, and safe egress is provided from basement carparks to areas above the PMF, with evacuation routes in place during major flood events, which is considered appropriate for the development.

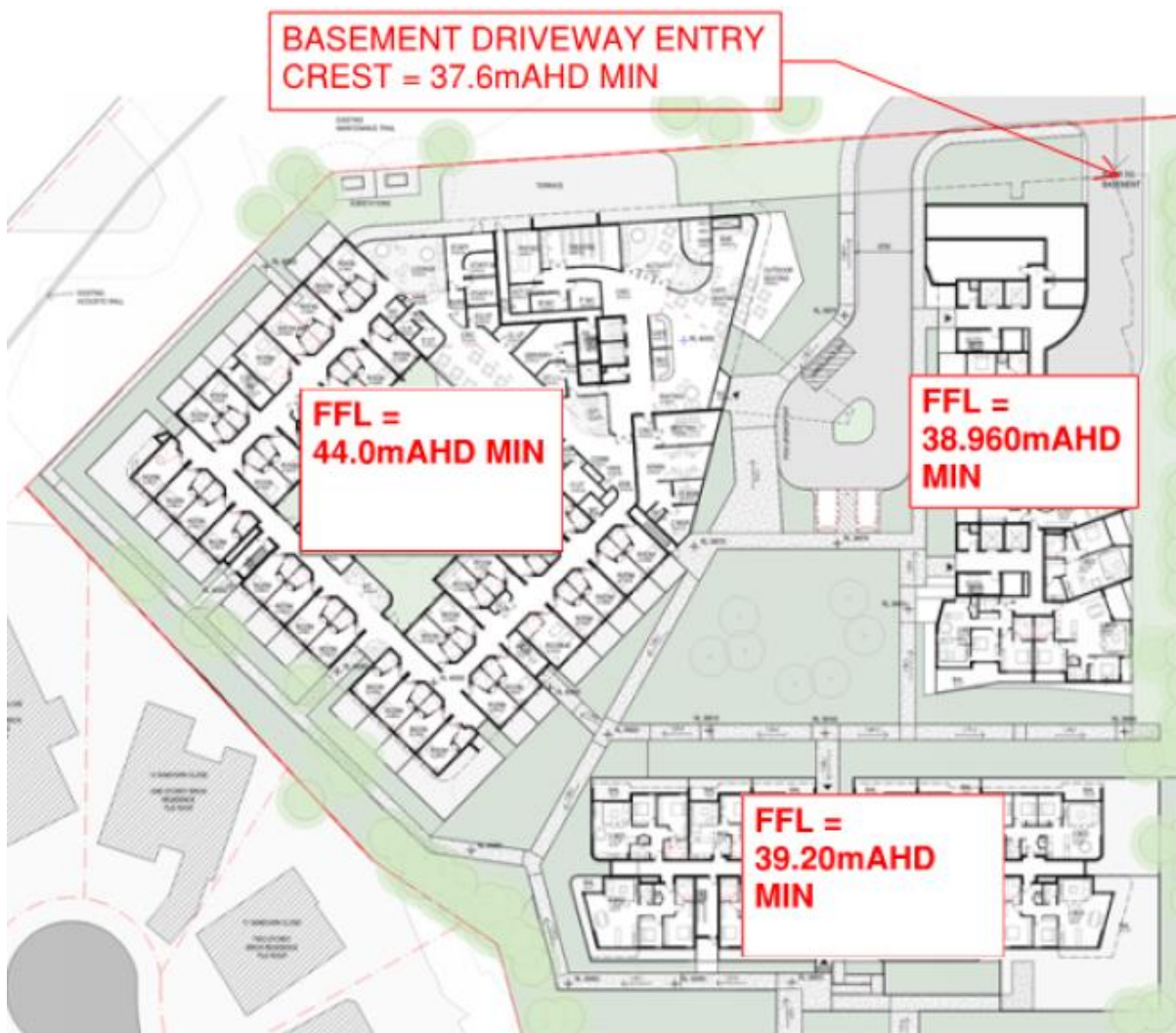


Figure 4: Proposed floor levels and freeboard (Source, Flood Assessment)

It is considered that the overland flow path and stormwater concept plan, upheld to the satisfaction of Council during a Development Assessment process, can mitigate any potential stormwater and flooding impacts and therefore, should not preclude the issuing of a SCC.

2. The impact that the proposed development is likely to have on the uses that, in the opinion of the panel, are likely to be the future uses of that land (clause 25(5)(b)(ii))

The Site is unused greenfield land with no structures, fully fenced in private ownership with no public access. The proposed development is consistent with the future of the land, satisfying clause 25(5)(b)(ii), as the proposed seniors development is aligned to the future needs of the local community and future uses of the land on site, which has been identified for high density residential development with HOB 15m in LLEP.

There is demand for seniors housing, as stated in the Needs Assessment **(Attachment A6)**. Information presented identifies a significant capacity for additional aged care facilities within the Casula catchment area over the medium to long term.

As the site is located within a predominately residential area it is considered that the seniors housing development will not preclude any known future use for the land. The proposed seniors housing development and the existing residential development in the surrounding area are considered compatible, as they are both essentially residential in character.

3. The services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision (clause 25(5)(b)(iii))

Access to Utility Services

As identified in the Infrastructure Report **(Attachment A7)** the site is well serviced by utility services including;

- Water & Sewer (Sydney Water);
- Power (Endeavour);
- Gas (Jemena); and
- Telecommunications (Telstra & NBN).

In line with Seniors Housing SEPP clause 28, the site will be connected to a reticulated water system and have adequate facilities for the removal or disposal of sewage. Based on the increase in density as a result of the development, there is potential for Sydney Water to require an amplification to the existing sewer main from 150mm to 225mm. It is considered that the increase in demand from the proposed development can be accommodated and that this detail can be addressed through the development assessment process, and therefore, should not preclude the issuing of a SCC.

Location and Access to Facilities

The applicant provided a Location and Access to Facilities Report **(Attachment A8)** to address cl.26.

Clause 26(1) of the SEPP requires access to:

- (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and
- (b) community services and recreation facilities, and
- (c) the practice of a general medical practitioner.

Clause 26(2) of the SEPP requires access complies with this clause if—

- (a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14,

Figure 5 shows the site is within 300m from Casula Shopping Mall and bus stops with access to Liverpool CBD, and approximately 250m from Casula Library/Community Hall via Durak Park.

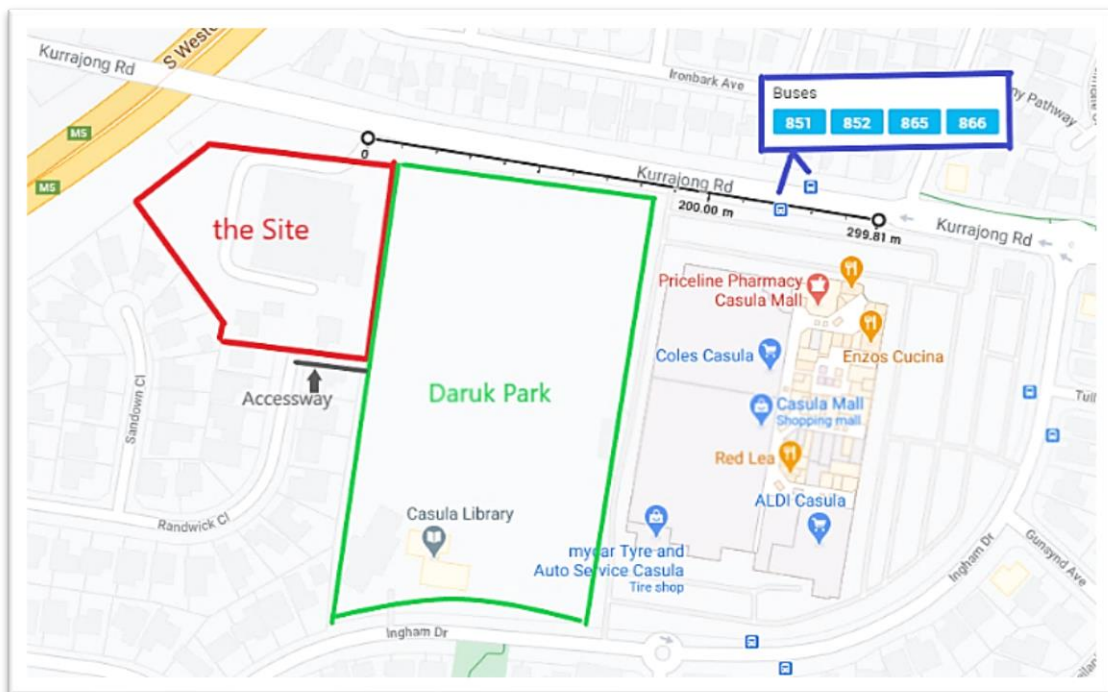


Figure 5: the Site distance from bus stop and shopping mall (Source Google Maps)

The site complies with cl.26(1) as Casula Shopping Mall has a wide range of retail and commercial services, including a post office, hairdresser, massage service, Casula Medical Centre, Casula Dentist, Casula Eyewear, and a bank service provider Commonwealth Bank and multiple ATM machines from various financial institutions. The site is adjacent Daruk Park, with access enabled via an existing footpath accessway from Randwick close south of the site. The shortest route (approximately 250m) to Casula Library and Community Hall is through Daruk Park, but there is no formalised footpath. It is also noted that there is no formed path anywhere within Daruk Park. However, it is considered that a range of community facilities are available within Liverpool CBD.

The site complies with the required access to public transport, which is accessible by bus service 851 which operates hourly throughout the day, including a disabled service, to Liverpool CBD from the bus stop outside Casula Mall on Kurrajong Road, and therefore should not preclude the issuing of a SCC.

To be compliant with the requirements of clause 26(2) and 26(3), a public footpath with suitable gradient is required. **Figure 6** shows that there is currently no footpath fronting the Site along Kurrajong road (**Figure 5**). However, this issue can be addressed through a development assessment process, and a public footpath will link to the existing footpath fronting Daruk Park which leads to Casula Mall and bus stops, and therefore should not preclude issues a SCC. The Site is compliant with the requirements of clause 26(2)(a) & (b), as gradients along Kurrajong Road for the Site to Casula Shopping Mall and Bus stops, are satisfied. However, the Location and Access to Facilities Report raises concern with the pedestrian crossing, located on Kurrajong Road adjacent to the bus stops, which is a raised traffic calming speed hump which has access ramps from the gutter, as see in **Figure 7**, as well as presenting 3 recommendations, all of which would be subject to a more detailed assessment by the consent authority during a development assessment process, and do not preclude the issuing of a SCC.

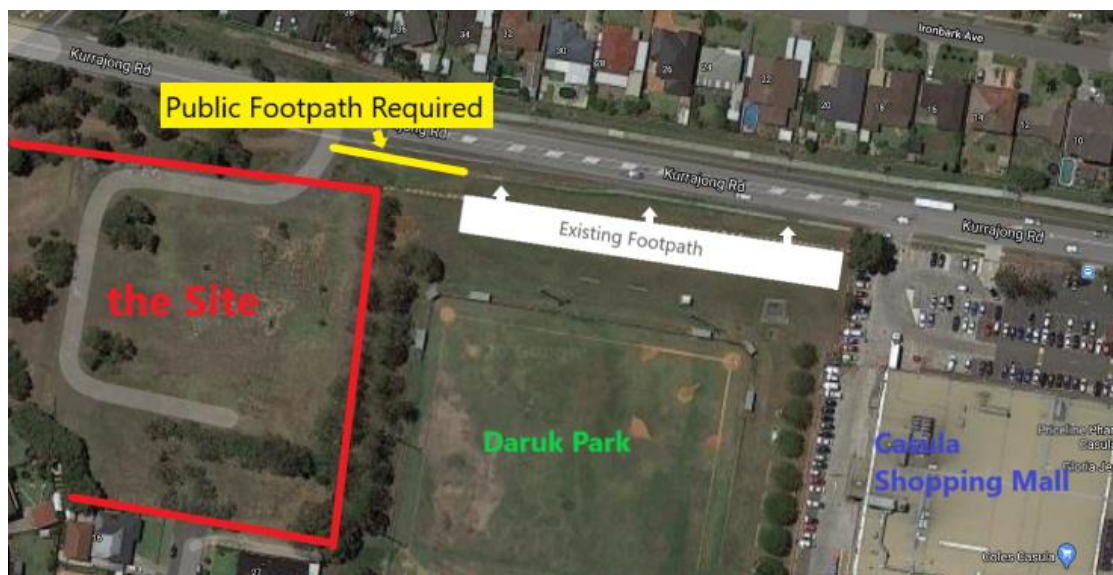


Figure 6: Public accessway required (Source Google Maps)



Figure 7: Pedestrian Crossing Kurrajong Road (Source Access to Facilities Compliance Report)

Road Network and Traffic and Parking Requirements

The Traffic and Parking Report (**Attachment A9**) states the proposal will not have any adverse traffic and parking impacts. Recommending a 'left-in-left-out' traffic flow from Kurrajong Road to the proposed development, and that low traffic generation is expected during peak hours that will not have adverse effect on Kurrajong Road or surrounding road network. The results of the SIDRA analysis concluded that any additional traffic flows associated with the proposed development will not increase delays or require any road upgrades.

The proposed senior's development seeks to provide 138 underground car parking spaces, plus an ambulance bay and mini-bus parking space. The Traffic and Parking Assessment Report provided states that this aligned with the SEPP and Liverpool Development Control Plan.

Council have made no comment on car parking rates and only wish to ensure access to Kurrajong be limited to 'left-in /left-out'.

Information presented demonstrates that proposed car parking requirements of the SEPP and Liverpool Development Control Plan can be adequately met, and that the road network can handle the additional traffic generated by the proposed senior's development.

4. In the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development (clause 25(5)(b)(iv))

The Site is not zoned in LLEP Open Space or Special Uses, and therefore this clause does not apply.

5. Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development (clause 25(5)(b)(v))

Bulk, Scale and Height Design Strategy

The Architectural Design Report (**Attachment 10**) shows a vertical seniors living development, 3D massing and elevations, with the building height transitioning down to the west.

The design strategy seeks to redistribute the building height permitted under the current LLEP control (15m) away from the western boundary to reduce impact of overshadowing on neighbouring existing single and two storey residential development. Apartment Building C (3 storey) is proposed on the western boundary. The majority of the bulk, scale and height is located in Apartment Building A (6 storey) adjacent to the northern boundary with the M5 motorway and the eastern boundary fronting Kurrajong Road. Apartment Building B (5 storey) also fronts Kurrajong Road and Daruk Park. It is noted that this strategy, shown in **Figure 8**, overleaf is broadly

supported by Council, and is in line with input given during the Pre-Da meeting and two Design Review Panel meetings (**Attachment B**).

Council Design Review Panel comments on 9th July 2020 (**Attachment B**) did not support the proposed height, bulk and scale, and key points included:

- a maximum Height of Building (HOB) of 15m with potential for a maximum of 18m along the Kurrajong Road frontage, subject to other planning considerations;
- further consideration of the relationship between Apartment Building A and the 5 storey (18m) apartment building (currently under construction) on the opposite side of Kurrajong Road; and that
- the southern side of the Site, Buildings B and C, interface well with the neighbouring low-density dwellings. However, Building A should be stepped down more on upper storeys.

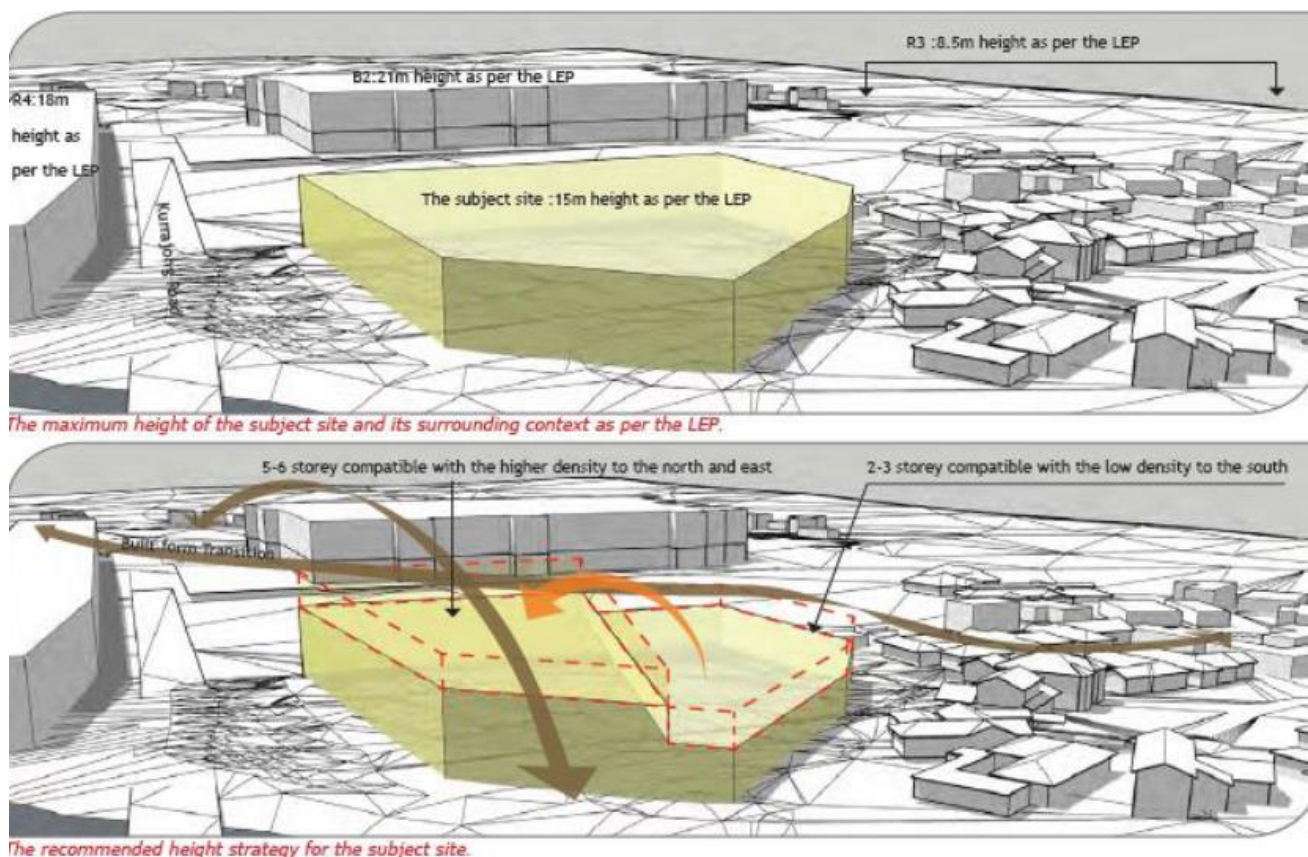


Figure 8: Applicants bulk, scale, height Strategy (Source, Site Compatibility Report (Attachement A))

The design strategy transitions the building height down to the west is supported. However, a view impact assessment is required, to identify view corridor impacts of proposed seniors development within its surroundings, specifically in relation to understanding impacts of the proposed 6 storey, which in effect is a kitchen/dining and rooftop garden set back on Apartment Building A, and to better understand the relationship between Apartment Building A and B with the approved 5 storey (18m) development on the opposite side of Kurrajong Road.

Site Constraints

It is also noted that responding to the topography of the Site sets a challenge in realising the above-mentioned design strategy. **Figure 9** identifies a high point on the northern and western boundary fronting the M5 Motorway, which is where most of the proposed bulk and scale of the development is in Building A to ensure minimal overshadowing on neighbouring low density residential development. The lowest point on the site is on the south eastern portion fronting Kurrajong Road, which is the proposed entry to the underground car park is impacted by flood constraints and a freeboard. In a letter to Council the applicant presented their justification for HOB Variations (**Attachment A11**) seeking approval to allow a greater height. In this letter the applicant details that the Flood Assessment requires the ground level of Apartment Building A be raised above the stormwater flooding level, requiring a freeboard that raises the ground floor height some additional 4.5m to protect the underground car park, plant, laundry and associated service facilities, as seen in **Figure 10**. It is also noted that the proposed seniors development seeks to provide accessible pathways between apartment buildings and this is aided through the provision of a single basement servicing all Apartment buildings.



Figure 9: Site topography (Source, Architectural Report (Attachment A))



Figure 10: Underground car park/ basement level (Source, Architectural Drawings (Attachment A))

Figure 11 highlights that the topography south of the Site slopes down into Daruk Park and to the opposite side of Kurrajong Road. The ground level of the Site appears to be at a similar RL as storey 1 of the apartment building currently under construction on the opposite side of Kurrajong road.



Figure 11: Ground level comparison (Source, image taken during Department site visit)

Building Heights and Surrounding Impacts

The highest structural components of the proposed development is the lift overrun on Apartment Building A (storey 6). The applicants architectural design drawings do not identify a specific HOB, instead detailing an RL. However, it is approximately 21-22m from ground level based on figures given in both the SCC Application Report and Council comments. **Figure 12** shows the usage of roof top space on each apartment building and **Table 2** summarises the proposed building height/storey transitions.



Figure 12: Number of storeys and roof top usage (Source Access to Facilities Compliance Report)

| | Proposed HOB | Proposed Number of Storeys |
|-------------------|---|---|
| Building A | <i>Unspecified in applicants architectural design drawings.</i> Approx. 21m -22m | 6* storeys fronting Kurrajong road, stepping down to 4**, then 2 storeys *The 6 th storey is split into 3 sections: to the west a rooftop garden, central is a kitchen/dining room and lift, and to the east is plant/roof top **There is a roof top garden on top of the 4 th floor on the southern portion of the building. |
| Building B | Approx. 20m -21m | 5 storeys fronting Kurrajong road, stepping down to 4* storeys *The 5 th storey is a roof top garden to the west. |
| Building C | Approx. 11m -12m | 3 storeys |

Table 2: HOB and rooftop usage (Source Site Compatability Report (Attachement A))

The Level 6 floor plan for Apartment Building A is seen in **Figure 13**, identifies a kitchen/dinning facility and a lift centrally located fronting Kurrajong Road with a 5m set back. The Architectural Design Report provides 3D massing and elevations and floor plans, but it is unclear how visually prominent the kitchen/dining facilities and roof top garden would be from surround ground level viewpoints.

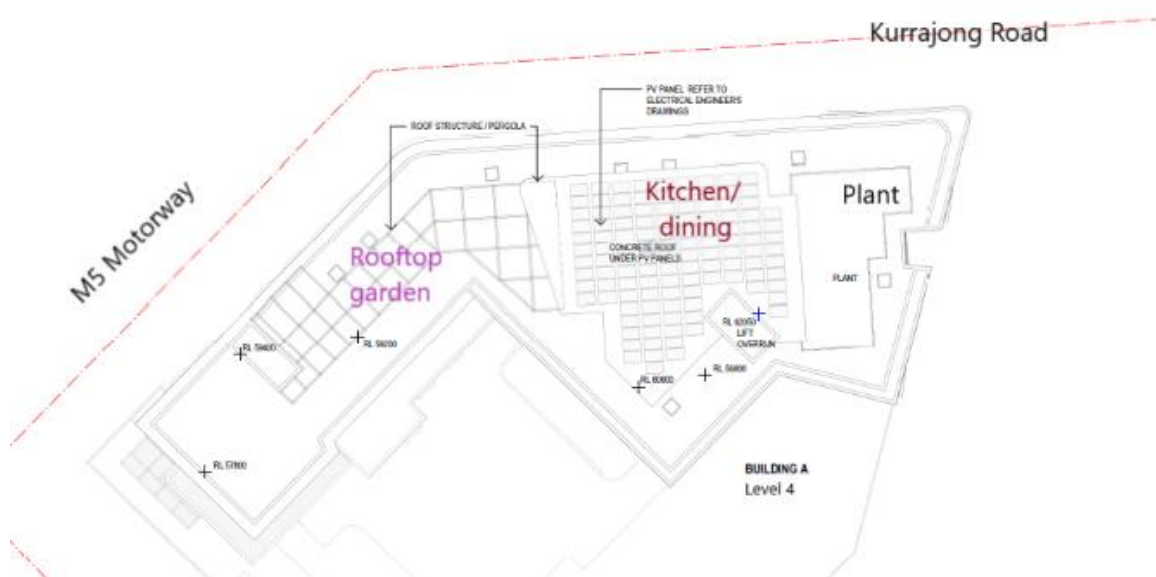


Figure 13: Level 6 floor plan (Source, Architectural Design Report)

A view impact assessment would assist the consent authority in better understand the visual impact of proposed development within its surroundings during a detailed development assessment, specifically in relation to the proposed 6th storey kitchen/dinning facility and rooftop garden. As well as, the visual connectivity of height transitions with neighbouring residential development, specifically the relationship of Apartment Buildings A and B with the 5 storey (18m) development opposite the Site. **Figure 14** identifies key view aspects recommended to be assessed.



Figure 14: Location of key view points to be assessed (Source, Google Maps)

Overshadowing and Privacy

Privacy impacts have been minimised through design by adhering to the Apartment Design Guide and transitioning down building heights to the west. **Figure 15** shows overshadowing diagrams present in the Architectural Design Report and impacts on neighbouring residential property to the west and Daruk Park.

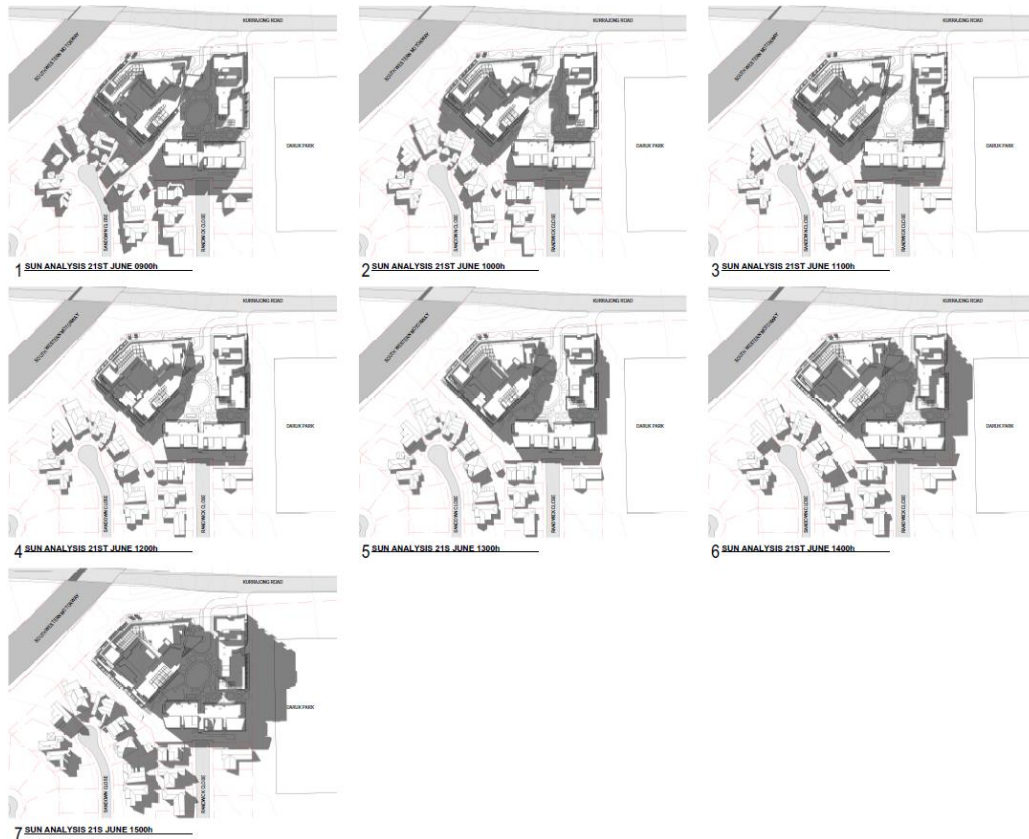


Figure 15: Overshadowing diagrams (Source, Overshadowing and Solar Access Study (Attachement A2))

It is noted that Council advertised the proposed development (Development Application No. 220/2020), to owners/occupiers of adjoining properties between 18 May 2020 and 22 June 2020. No submissions were received.

It is considered that the proposed seniors development will not create any unreasonable overshadowing or result in loss of privacy. However, a Visual Impact Study will assist in better understanding privacy in relation to the proposed 6th storey kitchen/dining facility and roof top gardens, and the transition and privacy impacts on neighbouring low density residential development.

6. If the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the *Native Vegetation Act 2003*—the impact that the proposed development is likely to have on the conservation and management of native vegetation (clause 25(5)(b)(vi))

There are no Threatened Ecological Communities on the Site, as listed under the NSW *Threatened Species Conservation Act 1995* or the *Biodiversity Conservation Act 2016, Schedule 2, part 2 – endangered ecological communities*.

7. The impacts identified in any cumulative impact study provided in connection with the application for the certificate (clause 25(5)(b)(vii))

As mentioned earlier in this report, a cumulative impact study is not required, as there is no previously issued SCC for the subject land or proximate site, within 1km, to which there is a current application for a SCC under assessment by the Department.

CONCLUSION

The site adjoins land for urban purposes and as dwelling houses and residential flat buildings are currently permitted, the site meets the requirements of the Seniors Housing SEPP.

The application for a site compatibility certificate is consistent with clause 25 of the Seniors Housing SEPP and it is considered that housing for seniors or people with disability is a suitable use of the site and compatible with the surrounding land as:

- there are no environmental constraints; and
- the future use of the Site as identified in the LLEP is for high density residential development, and a seniors living facility aligns with the future needs of the local community;
- there is suitable access to;
 - services and utilities available; and
 - traffic, public transport and pedestrian access routes.

Council considers the site to be suitable for a seniors housing development but has raised concerns regarding potential negative effects on neighbouring low-density housing and will support a 5-storey development fronting Kurrajong Road with design excellence. A view impact assessment is required to assist Council in better understand the impact of proposed development within its surroundings, specifically to assess the:

- view corridor impacts of the proposed senior development in its surrounds;
- visual impacts of the proposed Apartment Building A, 6th storey kitchen/dinning and rooftop garden; and
- height transitions with neighbouring residential development, specifically the relationship between apartment buildings on both sides of Kurrajong road.

It is considered that the site is suitable for a 5 storey seniors development fronting Kurrajong Road and a 6th storey kitchen/dinning facility and roof garden on Apartment Building A if Council considers these concerns adequately addressed as part of the current Development Application (DA 220/2020).

RECOMMENDATION

It is recommended that the Sydney Western City Planning Panel as delegate of the Secretary:

- **note** the above report;
- **consider** the written comments from Liverpool City Council (**Attachment B**)
- **form the opinion** that the Site of the proposed development is suitable for more intensive development;
- **form the opinion** that the proposed development for the purposes of seniors housing is compatible with the surrounding existing and future uses,

supported by sufficient infrastructure as specified in clause 25(5)(b)(iii). That a View Impact Assessment be undertaken assess the bulk and scale of the proposed development within it surrounds, and ensure there will be no unacceptable impacts of the proposed level 6 kitchen/dinning facility and roof gardens, to the satisfaction of the consent authority prior to granting consent to the proposed development; and

- **determine** the application for site compatibility certificate by issuing a certificate for land at 18 Randwick Close, Casula (**Attachment C**).

ATTACHMENTS

Attachment A – Applicant’s SCC Package

Attachment B – Council Comments

Attachment C – Draft SCC

Contact officer: Stuart McIntosh
Senior Planner, Western
Contact: 9995 6799