

## SITE COMPATIBILITY CERTIFICATE

### RECORD OF DECISION

SYDNEY WESTERN CITY PLANNING PANEL

<b>DATE OF DECISION</b>	Tuesday, 24 November 2020
<b>PANEL MEMBERS</b>	Stuart McDonald (Acting Chair), Susan Budd, Stephen Davies, Councillor Nathan Hagarty
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

#### SITE COMPATIBILITY CERTIFICATE APPLICATION

PPSSWC-94 – Liverpool City Council – SCC2020LPOOL-1 at 18 Randwick Close, Casula (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


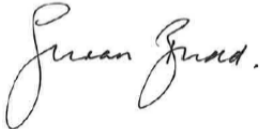


#### REASONS FOR THE DECISION

1. The site of the proposed development is suitable for more intensive development;
2. The development for a seniors housing vertical village is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b) of the Seniors Housing SEPP; and

3. 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.

#### **SCHEDULE 2 REQUIREMENTS TO BE 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.

PANEL MEMBERS	
 Stuart McDonald (Acting Chair)	 Susan Budd
 Stephen Davies	 Councillor Nathan Hagarty

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	PPSSWC-94 – Liverpool City Council – SCC2020LOOPL-1
2	SITE DESCRIPTION	18 Randwick Close, Casula NSW; Lot 104 on DP863214
3	DEVELOPMENT DESCRIPTION	This application for a Site Compatibility Certificate (SCC) is in relation to a proposed seniors housing development in the form of a vertical village, 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
4	APPLICATION MADE BY	Besol Pty Ltd
5	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Site compatibility certificate application documentation</li> <li>• Assessment report from Department of Planning and Environment <ul style="list-style-type: none"> <li>• <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i></li> </ul> </li> </ul>
6	BRIEFINGS, SITE INSPECTIONS & CIRCULATION OF PAPERS BY THE PANEL	<ul style="list-style-type: none"> <li>• <b>Site inspection:</b> Saturday, 14 November 2020 <ul style="list-style-type: none"> <li>○ Panel members in attendance: Susan Budd</li> </ul> </li> <li>• <b>Site inspection:</b> Monday, 16 November 2020 <ul style="list-style-type: none"> <li>○ Panel members in attendance: Stuart McDonald</li> </ul> </li> <li>• <b>Briefing with Department of Planning, Industry and Environment:</b> Wednesday, 18 November 2020 <ul style="list-style-type: none"> <li>○ Panel members in attendance: Stuart McDonald (Acting Chair), Susan Budd, Stephen Davies and Councillor Nathan Hagarty</li> <li>○ Department of Planning, Industry and Environment staff in attendance: Stuart McIntosh and Frankie Liang</li> </ul> </li> <li>• <b>Papers were circulated electronically on: Thursday, 12 November 2020</b></li> </ul>