



qB156408

10/21116

Department Generated Correspondence (Y)

Report to the Director General on an re-Application for a Site Compatibility Certificate**State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004**

Site Name: 10-14, Fairway Drive, Kellyville (part lots 1/1107811, 1/1107823 and 24/247442)**Applicant:** Mr Andrew Hahn**LGA:** The Hills Shire Council

Proposal:

The proposal is to use ^asection of the property zoned special uses 5(a) trunk drainage in conjunction with the development of the remainder of the land zoned residential 2(b1) for the purposes of a seniors housing complex. Seniors housing is permissible with consent in the 2(b1) zone and prohibited in the 5(a) zone.

The proposed development on the residentially zoned sections of 10-14 Fairway Drive consists of:

1. the demolition of all existing development on the land
2. the construction of a part one, part two storey seniors housing complex containing a total of 171 self-contained, self-care dwellings
3. the construction of a single storey communal facility; and
4. watercourse improvement /restoration work to be carried out within the area twenty metres from the centreline of the watercourse located on site.

The proposed development within the special uses zoned land involves:

1. vehicular and pedestrian bridges to link the residentially zoned areas located on either side of the special uses land; and
2. work to establish and improve, where already established, the riparian corridor to the watercourse within the special uses land.

Copies of the completed application form and site plan are attached at Tag a.

Background:

This is a re-application for a revised certificate as the certificate issued on 14 November 2008 will expire on 14 November 2010. //

The site has an existing DA approval by the same applicant for 148 seniors living dwellings granted by Hills Shire Council October 2009, however, the proponent now seeking to amend the existing DA from 148 dwellings to 171 dwellings. /s

Consideration:

The proposal and application are on the same basis as the 2008 application. As such, copies of the previous report and certificate are attached as tag b and tag c. The previous report and certificate have been reviewed and it is considered that the assessment remains relevant to this new application.

Written comments from Council:

On 18 October 2010, the Council's Forward Planning team provided the Department with their comments. Council's comments are attached at tag d. The concerns raised by Council include:

- The consistency of the built form of the proposed development with the low density character envisaged for the land zoned Residential 2(b1);

- The site is not well located with respect to access to facilities and that there are no public transport services within 400 metres of the site.

All of the issues raised by Council relate to the intensity of development (not the permissibility) and are the same as their previous concerns. Council will have opportunity to consider these matters in the context of the development application.

Summary

It is considered that the subject site remains suitable for development for the purposes of seniors housing and people with a disability. Council's concerns regarding the additional 23 dwellings are valid, but are matters for consideration as part of a specific DA. As such it is proposed that the new certificate will not refer to a particular dwelling yield.

Recommendation:


It is recommended that the Director-General:

1. form the opinion that the site of the proposed development is suitable for more intensive development, and that development for the purposes of seniors housing of the kind proposed in the application is compatible with the surrounding environment having regard to (at least) the criteria specified in clause 25 (5) (b) of SEPP (Housing for Seniors and People with a Disability) 2004;
2. issue a Site Compatibility Certificate (**Attachment 1**) for land at 10-14 Fairway Drive, Kellyville pursuant to clause 25 (4) (a) of SEPP (Housing for Seniors and People with a Disability) 2004, and
3. sign the letters to the applicant (**Attachment 2**) and endorse the Regional Director's draft letter to Hills Shire Council (**Attachment 3**) advising of this determination.

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27 October 2010
Regional Director,
Sydney West


29.10.10
Executive Director,
Planning Operations


29/10/10
Deputy Director General
Plan Making and Urban Renewal


2/11/2010
Sam Haddad
Director-General

Attachments

Attachment 1 – Site Compatibility Certificate

Attachment 2 – letter to the applicant

Attachment 3 – letter to Hills Shire Council

Tag a – application form and site plan

Tag b – previous report

Tag c – previous certificate and letter to the applicant

Tag d – Council's comments

Tag e – locality map

Tag f – existing site layout

Tag g – zoning map

Tag h – previous Council's comments