



**Camden Council**

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Department Ref: 14/14767  
Council Ref: TRIM -14/146226

NSW Planning & Environment  
Director - Metropolitan Delivery  
Housing, Growth and Economics  
Level 5, 10 Valentine Avenue,  
Parramatta NSW 2124

26 September 2014

Dear Rachel Cumming, Director Metropolitan Delivery (Parramatta) Housing, Growth & Economics

Thank you for your letter from the NSW Department Planning and Environment dated 2 September 2014 and for kindly referring the application for a Site Compatibility Certificate at 347 Narellan Rd Currans Hill to Camden Council and seeking Council's written comments on the matter at the subject site.

Please note, Camden Council referred the above matter to a Council Meeting held on 23 September 2014 and resolved to endorse the submission and to further forward the submission to the NSW Department Planning and Environment for their consideration.

Accordingly, please find separately attached, Camden Council's submission regarding the application for a Site Compatibility Certificate at 347 Narellan Rd Currans Hill.

Should you have any queries regarding the submission, please contact, Council's Strategic Planner, Ilyas Karaman via the contact details as shown below.

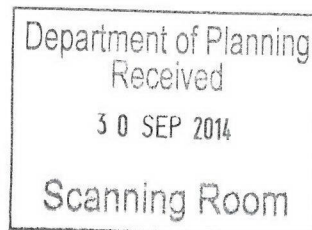
Kind Regards,

Ilyas Karaman  
**Strategic Planner**

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# **Submission to the Department of Planning and Environment**

## **Planning Considerations**

Council officers have undertaken a review of the information provided by the Department of Planning and Environment and have identified the following issues.

### **Traffic**

The subject site is accessed via traffic lights at Narellan Road. The access road is a narrow private road that services the existing seniors living at 359 Narellan Road, the School and the C3 Church.

Council has previously expressed concerns with regards to the existing road having sufficient capacity for additional residential purposes. The access road is a private road and currently experiences significant queuing inside the site at peak times.

Given the extensive queuing at peak times Council's traffic officers have also identified concerns regarding the ability of emergency vehicles to access the site during peak times.

Future proposals would need to clearly demonstrate that the existing road network has capacity for the proposed use and would not unfairly impact on existing uses on the site, and can provide for emergency vehicle access during peak traffic periods.

### **Bulk and Scale of Proposal**

The proposal as contained within the application for the SCC proposes 1 large building with six wings and a height of 2 storeys across the proposal.

The bulk of the proposal is of concern to Council officers. The subject site is located adjacent to the east of the suburb of Currans Hill which is of a domestic scale with a large portion of single storey residential housing, and to the north of an existing approved Seniors Housing development (359 Narellan Road) which consists of a number of 1 & 2 storey buildings.

It is recommended that the design of the proposed RCF building be articulated or broken up, to reduce the bulk of the proposal on the visual landscape, and improve integration with surrounding development.

### Visual Impacts and Heritage Considerations

The subject site is located to the west of Kenny Hill a significant component of the scenic hills landscape. Council officers have identified potential concerns with regards to the impact of a larger building mass impacting on the Kenny Hill view corridor.

In addition to the visual impacts it is also noted that the proposal is adjacent to the State Heritage Listed Sydney Water Upper Canal.

The Camden DCP 2010 contains specific controls relating to development adjacent to the Sydney Water Upper Canal and these should be considered as part of any future development.

It is also recommended that Heritage NSW be consulted prior to issue of the SCC due to the proximity of the State Heritage Item.

### Transmission Easement

The subject site is adjacent to a large transmission easement measuring 60.96m wide. It is noted from the information referred to Council that it is proposed to have car parking and vehicular access located within the easement.

The proposal also proposes the main RCF building to abut the Transgrid easement.

It is recommended that the application be referred to Transgrid for comments with regards to activities within the easement prior to issue of a SCC.

### Drainage and Flooding

Councils flood information identifies that the subject property is affected by flooding by a watercourse and subject to flood related planning controls.

The proposed development is classified as critical utilities and public infrastructure under Council's Flood Risk Management Policy. Development on this site would need to demonstrate compliance with all controls for this classification. This would include the provision of evacuation plan up to PMF flood event.

### Social Impacts

The forecast for the Camden LGA is for a further increase in the ageing population. As such, Camden will continue to have a demand for accommodation for aged care and people with disabilities.

The proposed addition of 150 beds within a 24 hour care RCF and 10 additional serviced self care units within the Camden LGA would have significant social benefit to the local community.



## SEPP Considerations

### Clause 25(5)(b)

Sub Clause	Council Response
<p>i. the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development</p>	<p><u>Existing Uses:</u></p> <p>Part of the subject land is occupied by a private school catering for children aged from kindergarten to year 12 &amp; a church,.</p> <p>Subject site constrained by An existing High voltage Transmission Line with 60.98 wide easement traverses the site, there <u>are concerns the proposed community park, car park and other structures encroach the existing easement; 2 x storey building on edge of easement;</u></p> <p><u>Approved Uses:</u></p> <p>The adjoining land to the south is approved for a total of 77 dwellings for seniors housing</p> <p><b>Natural Environment</b></p> <ul style="list-style-type: none"> <li>• European Heritage <ul style="list-style-type: none"> <li>○ SCA Upper Canal (State listed item)</li> <li>○ Potential archaeological remnant Kenny Hill Station</li> <li>○ Transmission Easement 60m wide</li> </ul> </li> <li>• Contamination -potential fill on site needs to comply with SEPP 55 Remediation of Lands</li> <li>• Visual Impacts on Kenny Hill scenic hills area</li> </ul>
<p>ii. the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land,</p>	<p>The site is not identified for future residential purposes.</p> <p>The subject land is zoned RU2 Rural Landscape zone, the key objectives of the zone is to maintain the rural landscape character of the land, protect &amp; enhance the scenic value by minimising development and providing a visual contrast to nearby urban development.</p>
<p>iii. the services and infrastructure that are or will be available to meet the demands</p>	<p>The subject appears to be well serviced in terms of utilities infrastructure. Council officers have</p>



<p>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,</p>	<p>identified concerns with regard to road infrastructure capacity (within the site) and the ability to comply with Clause 26 of the SEPP in terms of location requirements.</p>
<p>iv. 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,</p>	<p>Not Applicable</p>
<p>v. 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,</p>	<p>The existing bulk and scale is of concern to Council officers. It is recommended that more detailed design be undertaken in conjunction with Council officers should this proposal proceed.</p> <p>The location of building with regards to the transmission easement is also of concern and needs to be considered in the design process.</p> <p>The bulk and scale should be in accordance with the development already approved to the south of the subject site.</p>
<p>vi. If the development may involve the clearing of native vegetation that is subject to the requirements of section 12 of the <i>Native Vegetation Act 2003</i>—the impact that the proposed development is likely to have on the conservation and management of native vegetation.</p>	<p>The subject site is relatively clear of native vegetation. However this should be confirmed at the DA stage.</p>

#### **Clause 26(e) Location and access to facilities**

The subject site does not appear to meet the service requirements as identified in Clause 26 of the SEPP, as the “return” bus stop is located outside of 400m. It would therefore be required that the proposed development provide bus services to residents that would satisfy this requirement.

SEPP Requirement	Council Response
(c) in the case of a proposed development on land in a local government area that is not within the Sydney Statistical Division—there is a transport service available to the residents who will occupy the proposed development:	
(i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and	<p>A suitable bus stop and bus route are located on Narellan Road adjacent to the entry to the subject site.</p> <p>The SEPP requires services to and from the site, therefore its also necessary for the bus stop on the return journey to be located within 400m of the subject site.</p> <p>The return bus stop is on the opposite side of Narellan Road near Flower Power. This bus stop appears to be outside of the 400m, and would therefore not comply with the SEPP.</p>
(ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and	Bus routes service Camden, Narellan and Macarthur Square and meet these requirements.
(iii) that is available both to and from the proposed development during daylight hours at least once each day from Monday to Friday (both days inclusive),	The regularity of services appears to meet this requirement.
Gradient Controls and requirements	Further information needs to be provided by the applicant.

## **Further information required**

### **1. Pre Issue of a Site Compatibility Certificate**

- Detailed Traffic Studies
- Clarification regarding compliance with Clause 26 of the Seniors SEPP
- Referral of application to Transgrid
- Referral of application to the Sydney Catchment Authority
- Referral to Heritage NSW

### **2. As part of future Development application**

- Drainage and Flooding Information for the site
- Statement of Environmental Effects
- Phase 2 Contamination Assessment & Remediation Action Plan (if applicable)
- Salinity Assessment
- Traffic Assessment (development specific)
- Aboriginal Impact Assessment
- European Heritage Impact Assessment
- Waste Management Plan
- Access Report
- Concept Stormwater Management Plan
- Noise Assessment

## **Conclusion**

The application for a site compatibility certificate to permit a 150 bed residential care facility and 10 units of serviced self care housing under the Seniors SEPP appears to be consistent with the requirements of the SEPP.

Council officers consider that the proposal has planning merit, and in principle support Seniors Housing on the site, subject to detailed design and planning been undertaken that addresses Council's concerns as outlined in this report and within the attached submission.



## ORDINARY COUNCIL

ORD04

**SUBJECT: RESPONSE TO THE APPLICATION FOR A SITE COMPATIBILITY  
CERTIFICATE AT 347 NARELLAN ROAD, CURRANS HILL**

**FROM:** Director Planning & Environmental Services

**TRIM #:** 14/146226

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### **PURPOSE OF REPORT**

The purpose of this report is to advise Council of the application for a Site Compatibility Certificate (SCC) under the SEPP (Housing for Seniors and People with a Disability), 2004, (SEPP Seniors) at 347 Narellan Road, Currans Hill, and to seek Council's resolution to forward a submission to the Department of Planning and Environment in response to the application. A draft submission is provided as **Attachment 1 to this report**.

### **BACKGROUND**

On 3 October, 2013 Council received an application from Precise Planning to rezone Part Lot 2 of DP 1019708 at 347 Narellan Road from RU2 Rural Landscape to R2 Low Density Residential for the purpose of a seniors housing development on the land.

During consideration of the rezoning application Council officers raised with the applicant other mechanisms available to them to permit seniors housing without rezoning the land to R2 Low Density Residential.

Mechanisms such as a SCC provide Council and the community with increased certainty as to the final use of the site. The planning proposal was subsequently put on hold whilst the proponent considered other opportunities.

On the 26<sup>th</sup> August 2014, the Department of Planning and Environment received an application from Precise Planning on behalf of the landowners for a SCC to permit a 150 bed Residential Care Facility and 10 Serviced Self-Care Housing units on the subject land. A site plan is provided as **Attachment 2 to this report**.

The Department of Planning and Environment has invited Council to provide comment on the SCC application. Council was provided 21 days to provide comment (due 16 September 2014). The Department has been provided a copy of Council's Business Paper and advised that Council will be considering the matter at this Council meeting.

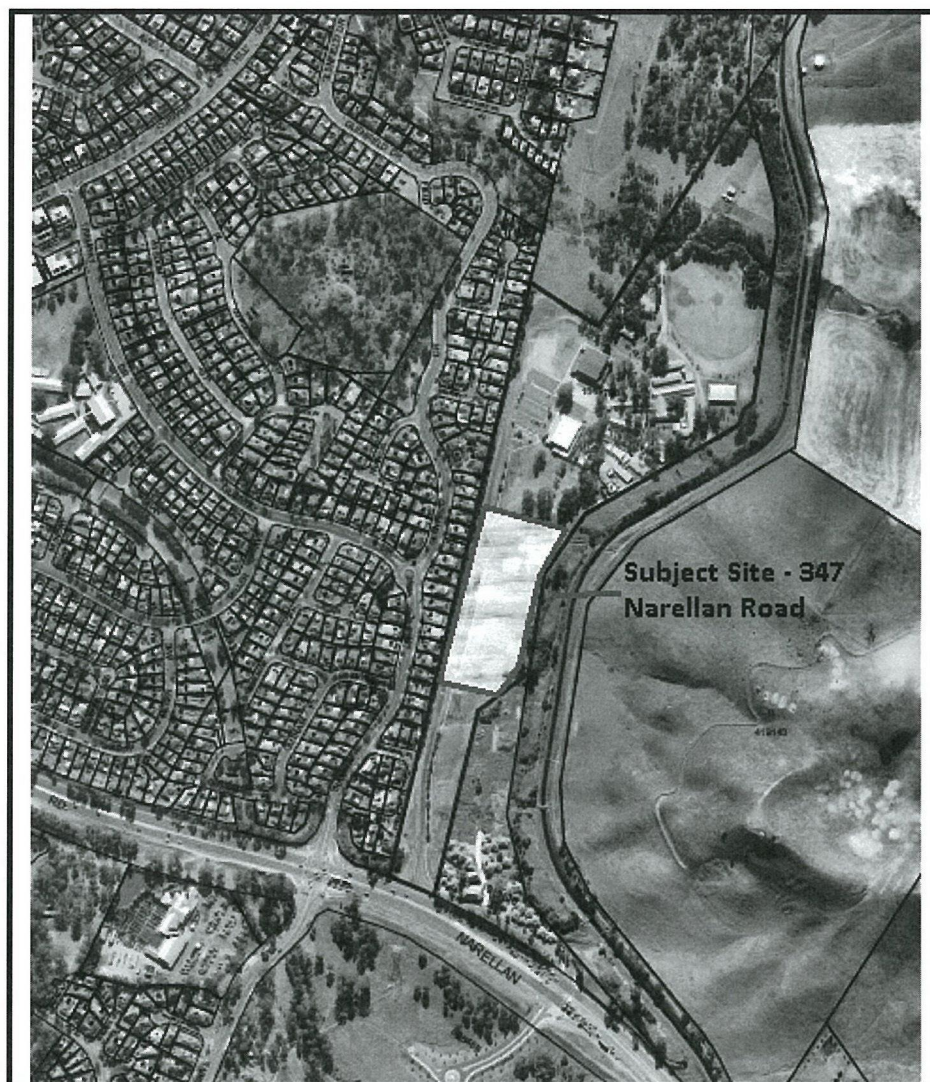


Figure 1 – Location of the Subject Site – Lot 2 of DP 1019708 – 347 Narellan Road, Currans Hill

## **MAIN REPORT**

### **Site Compatibility Certificate (SCC)**

The SCC as contained within the Seniors SEPP is a mechanism to permit seniors housing in locations where it is not permissible in the zone under the Local Environmental Plan (LEP).

A SCC is not a development approval it merely permits the use and overrides Council's LEP. A subsequent development application will need to be lodged for the proposal, and considered by Council as per the standard development approval process.

An application for a SCC is not publicly exhibited prior to a determination. Should the SCC be issued, public exhibition would occur at the development application stage. Community comments would then be considered as part of the DA process by the relevant consent authority. Initial estimates of the cost of works for the proposal are



\$22million which would require the proposal to be approved by the Joint Regional Planning Panel (JRPP).

### **The Proposal**

The application for a SCC at 347 Narellan Road proposes a 150 bed Residential Care Facility (RCF) and 10 serviced self care housing units.

**A Residential Care Facility (RCF)** is defined as *residential accommodation for seniors or people with a disability that includes:*

- (a) meals and cleaning services, and*
- (b) personal care or nursing care, or both, and*
- (c) appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care, not being a dwelling, hostel, hospital or psychiatric facility.*

**Serviced self care housing units** are defined as - *seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care.*

The proposal identifies varying levels of 24 hour care to 150 residents who are no longer independent.

It is proposed that the RCF be contained within a 2 storey building with 6 wings. Each wing will accommodate approximately 25 residents in single and double rooms, with dining and catering services in each wing.

The serviced self care housing is proposed to be single storey semi-detached "villa" style accommodation.

### **Planning Considerations**

Council officers have undertaken a review of the information provided by the Department of Planning and Environment and have identified the following issues.

#### **Traffic**

The site is accessed via traffic lights at Narellan Road. The access road is a narrow private road that services the existing seniors living at 359 Narellan Road, the school and the C3 Church.

Council has previously expressed concerns with regards to the existing road having sufficient capacity for additional residential purposes. The access road is a private road and currently experiences queuing inside the site at peak times.

Given the queuing at peak times Council's traffic officers have also identified concerns regarding the ability of emergency vehicles to access the site during peak times.

Future proposals will need to demonstrate that the existing road network has capacity for the proposed use and will not unfairly impact on existing uses on the site, and can provide for emergency vehicle access during peak traffic periods.



### Bulk and Scale of Proposal

The proposal as contained within the application for the SCC proposes 1 large building with 6 wings and a height of 2 storeys across the proposal.

Whilst only limited information has been provided, the bulk and scale of the proposal is of concern to Council officers. The site is located to the east of Currans Hill which contains largely detached housing forms (many single storey) and to the north of an existing approved seniors housing development (359 Narellan Road) which consists of a number of 1 and 2 storey buildings.

It is recommended that the design of the proposed RCF building be articulated or broken up to reduce the bulk of the proposal and improve its integration with the surrounding development.

### Visual Impacts and Heritage Considerations

The site is located to the west of Kenny Hill, a significant component of the scenic hills landscape. Council officers have identified potential concerns with regard to the impact of a larger building mass impacting on the Kenny Hill view corridor.

In addition to the visual impacts it is also noted that the proposal is adjacent to the State Heritage Listed Sydney Water Upper Canal.

The Camden DCP 2010 contains specific controls relating to development adjacent to the Sydney Water Upper Canal and these should be considered as part of any future development.

It is also recommended that Heritage NSW be consulted prior to determination of the SCC application due to the proximity of the State Heritage Item.

### Transmission Easement

The site is adjacent to a large transmission easement measuring 60.96m wide. It is noted from the information referred to Council that it is proposed to have car parking and vehicular access located within the easement.

The proposal also proposes the main RCF building to abut the Transgrid easement.

It is recommended that the application be referred to Transgrid for comments with regards to activities within the easement prior to determination of the SCC.

### Drainage and Flooding

Council's flood information identifies that the site is affected by flooding from a watercourse and is subject to flood related planning controls.

The proposed development is classified as critical utilities and public infrastructure under Council's Flood Risk Management Policy. Development on this site will need to demonstrate compliance with all controls for this classification. This will include the provision of an evacuation plan up to the PMF flood event.

### Social Impacts

The forecast for the Camden LGA is for a further increase in the ageing population. As such, Camden will continue to have a demand for accommodation for aged care and people with disabilities.

The proposed addition of 150 beds within a 24 hour care RCF and 10 additional serviced self care units within the Camden LGA would provide a social benefit to the local community.

### Consistency with the Seniors SEPP

Council officers have considered the proposal in accordance with clause 25 (5)(b) of the SEPP. In principle the proposal appears to meet these requirements however, further information is required to demonstrate full compliance with the following:

- Potential Site Contamination – Compliance with SEPP 55;
- Heritage Impact Statement – Impact on the Sydney Upper Water Canal;
- Demonstrated compliance with Clause 26; and
- Detailed traffic impact statement and modeling demonstrating road capacity and impact on existing development.

A detailed analysis of this clause is included as part of **Attachment 1 to this report**.

### FINANCIAL IMPLICATIONS

There are no financial implications to Council as a result of this report.

### CONCLUSION

The application for a site compatibility certificate to permit a 150 bed residential care facility and 10 units of serviced self care housing under the Seniors SEPP appears to be consistent with the requirements of the SEPP.

Council officers consider that the proposal has planning merit and in principle support seniors housing on the site, subject to detailed design and planning that addresses Council's concerns as outlined in this report and within the attached submission.

### RECOMMENDED

**That Council:**

- endorse the submission to be forwarded to the Department of Planning and Environment for consideration.**

### ATTACHMENTS

1. Attachment Draft Submission to the Department of Planning and Environment Site Compatibility Certificate
2. Attachment 2 Amendment 31 - Site Plan



(Councillors Sidgreaves, Copeland, Warren, Symkowiak, Fischer, Dewbery, Campbell, Fedeli and Bligh voted in favour of the Motion. No Councillors against for the Motion.)

**ORD03 Construction of a Two Storey Dwelling and Associated Site Works at 19 Dutton Street, Spring Farm**

Resolution: Moved Councillor Fischer, Seconded Councillor Fedeli, that Council approve DA 578/2014 for the construction of a two storey dwelling and associated site works at 19 Dutton Street, Spring Farm, subject to the conditions listed above.

ORD189/14 THE MOTION ON BEING PUT WAS CARRIED

(Councillors Sidgreaves, Copeland, Warren, Symkowiak, Fischer, Dewbery, Campbell, Fedeli and Bligh voted in favour of the Motion. No Councillors against for the Motion.)

**ORD04 Response to the Application for a Site Compatibility Certificate at 347 Narellan Road, Currans Hill**

Resolution: Moved Councillor Dewbery, Seconded Councillor Sidgreaves, that Council endorse the submission to be forwarded to the Department of Planning and Environment for consideration.

ORD190/14 THE MOTION ON BEING PUT WAS CARRIED

(Councillors Sidgreaves, Copeland, Warren, Symkowiak, Fischer, Dewbery, Fedeli and Bligh voted in favour of the Motion. Councillor Campbell voted against the Motion.)

**ORD05 Signs and Banners Policy**

Resolution: Moved Councillor Fedeli, Seconded Councillor Sidgreaves, that Council:

- endorse the revised Signs and Banners Policy for the purpose of public exhibition for a period of 28 days; and
- consider a further report following the exhibition period taking into account any submissions received.

ORD191/14 THE MOTION ON BEING PUT WAS CARRIED

**ORD06 Investment Monies - August 2014**

Resolution: Moved Councillor Sidgreaves, Seconded Councillor Fedeli, that Council:

- note that the Principal Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act*, Regulations, and Council's Investment Policy;
- the list of investments for August 2014 be noted; and
- the weighted average interest rate return of 3.97% p.a. for the month of August 2014 be noted.

ORD192/14 THE MOTION ON BEING PUT WAS CARRIED

**ORD07 Resignation from Camden Town Farm Community Management Committee**

Resolution: Moved Councillor Fischer, Seconded Councillor Dewbery, that Council:

- accept the resignation of Mr John Drinnan from the Camden Town Farm Management Committee;
- write and thank Mr Drinnan for his contribution to this Committee;
- endorse the recruitment of two positions as requested by the President, Mr David Buckley; and
- receives a further report to endorse the new members of the Town Farm





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