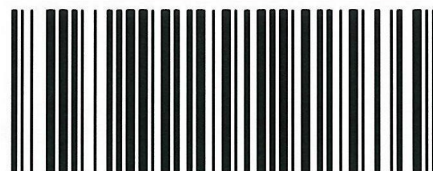




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PCU058714

TRIM 15/42188

10 March 2015

Mr Terry Doran
Team Leader, Sydney West
Metropolitan (Parramatta), Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Department of Planning
Received

12 MAR 2015

Scanning Room

Dear Terry

SITE COMPATIBILITY CERTIFICATE – 347 NARELLAN ROAD, CURRANS HILL

I am writing with regards to the application by Precise Planning for a Site Compatibility Certificate (SCC) under the SEPP (Housing for Seniors or People with a Disability) 2004 at 347 Narellan Road, Currans Hill.

This matter was considered by Council at its meeting of 23 September 2014, at which time Council resolved to forward a submission to the Department of Planning and Environment (DoPE) this submission was sent on 26 September 2014.

Further to that submission Council consider the following issues remain outstanding and require further consideration.

Traffic

Council officers identified that there is significant queuing within the site at peak times and that during these times there was significant concern about the ability of emergency vehicles to access the site.

Correspondence received from the proponents representative (provided by the DoPE on 16/02/2015) identifies that there is currently an application before Council with regards to improving the current entry road, this would improve traffic flow at the existing "pinch point" and widen this part of the roadway to 7.1metres.

Council is in receipt of an application for a Construction Certificate (CC) to realign and widen the entry road. This application has not been determined and is currently under consideration. Preliminary advice from Councils traffic officer identifies that the increased width of 7.1m does not provide sufficient swept paths to enable emergency vehicle access into the site.

It is therefore the opinion of Council officers that this matter has not been sufficiently addressed. This is a critical issue given the proposed use of 347 Narellan Road and the existing uses using the access road ie a School, Place of Worship and Seniors Living, and therefore should be addressed prior to the issue of the SCC.

English

"This information is important. If you need help understanding this document please call the Translating and Interpreting Service (TIS) on 131 450 and ask them to contact Council on 02 4654-7777 on your behalf."

Arabic

٧٧٧٧ ٤٦٥٤ ٠٢ نيابة عنك. هذه معلومات هامة. إذا كنت تحتاج إلى مساعدة في فهم هذا المستند برجاء الاتصال بخدمة الترجمة الشفهية والخطية TIS على الرقم ١٣١ ٤٥٠ وأطلب منهم أن يتصلوا بالبلدية على الرقم

Croatian

Ove informacije su važne. Ako trebate pomoć da biste razumijeli ovaj dokument, molimo vas nazovite Službu prevoditelja i tumača (TIS) na 131 450 i zamolite ih da u vaše ime nazovu Općinu na 02 4654 7777.

German

Diese Informationen sind wichtig. Wenn Sie beim Verständnis dieses Dokuments Hilfe benötigen, wenden Sie sich bitte unter der Rufnummer 131 450 an den *Translating and Interpreting Service* (Übersetzer- und Dolmetscherdienst) und bitten Sie diesen Dienst, sich in Ihrem Namen unter 02 4654-7777 an die Kommunalverwaltung zu wenden.

Greek

Αυτές οι πληροφορίες είναι σημαντικές. Εάν χρειάζεστε βοήθεια για να καταλάβετε αυτό το έντυπο παρακαλώ τηλεφωνείτε στην Υπηρεσία Μεταφραστών και Διερμηνέων (TIS) στο 131 450 και ζητήστε τους να επικοινωνήσουν με το Δημοτικό Συμβούλιο εκ μέρους σας στο 02 4654 7777.

Italian

Queste informazioni sono importanti. Se vi serve aiuto per comprendere questo documento, chiamate il servizio traduzioni e interpreti (TIS) al numero 131 450 chiedendo che contatti il Comune per vostro conto al numero 02 4654-7777.

Maltese

Din l-informazzjoni hija importanti. Jekk ikollok bżonn għajnuna biex tifhem dan id-dokument jekk jogħġbok ċempel it-Translating and Interpreting Service (TIS) (Servizz ta' Traduzzjoni u Interpreter) fuq 131 450 u itlobhom biex jikkuntattjaw lill-Kunsill fuq 02 4654 7777 f'ismek.

Serbian

Ove informacije su važne. Ako vam treba pomoć da biste razumeli ovaj dokument, molimo vas da nazovete Službu prevodilaца и тумача (TIS) на 131 450 и замолите их да у ваше име назову Општину на 02 4654 7777.

Spanish

Esta información es importante. Si necesita ayuda para entender este documento sírvase llamar al Servicio de Traducción e Interpretación (Translating and Interpreting Service / TIS) al 131 450 y pídale que se comuniquen por usted con el Municipio llamando al 02 4654-7777.

Tagalog

Ang impormasyong ito ay mahalaga. Kung kailangan mo ng tulong upang maintindihan ang dokumentong ito mangyari lamang na tawagan ang Serbisyo para sa Pagsasaling-wika at Pang-interpreter (TIS) sa 131.450 at hilingin sa kanila na kontakin para sa inyo ang Konseho sa 02 4654 7777.

Chinese

這是一份重要的資料。如果您在了解這份文件方面需要幫助，請致電 131 450聯絡翻譯及傳譯服務 (TIS)，然後要求代致電 02 4654 7777聯絡市議會。



It is requested that determination of the SCC be delayed until such time as the construction certificate has been fully considered.

In addition to emergency vehicle access the Council report also identifies concerns about the existing road networks capacity for the proposed use and not unfairly impacting on existing uses within the site.

This also remains an outstanding concern of Council and has not been addressed by the additional information provided by the proponent.

Bulk and Scale of the Proposal

Council's concerns with regards to the bulk and scale of the proposal also remain outstanding and have not been addressed by the additional information provided by the proponent.

Council requests that wording to the effect of the following is inserted as a condition within the SCC.

"The building design should not exceed two storeys in height above natural ground level, the building must be articulated to reduce the appearance of bulk on the site. The design should be consistent with approved forms of Seniors Housing on the adjacent site"

Visual Impacts

The site immediately adjoins the southern most portions of the Scenic Hills (Kenny Hill). The preservation of these views from key vantage points is an important issue for Council. It is therefore requested that a condition be placed on the SCC requesting:

"that the Development Application must demonstrate that no part of the proposal will be visible from Narellan Road"

Transmission Easement

Council raised concerns about the location of the building adjacent to the Transgrid High Voltage Easement. Council acknowledge that the DoPE have approached Transgrid for comments however, they have advised that detailed comments will be provided on the DA.

The location of the easement in relation to the building and parking remain a concern for Council, and any future DA's will need to be referred to Transgrid for consideration. It is noted that restrictions within the easement may limit the ability of the proposal to provide sufficient carparking. It is therefore requested that a condition be placed on the SCC to the effect

"future detailed designs must demonstrate compliance with Transgrids guidelines for development within a transmission easement"



Conclusion

As stated in the Council report of 23 September 2014, Council officers consider that the proposal has planning merit and in principle support seniors housing on the site. However a number of critical concerns do remain outstanding. Council officers are concerned about the cumulative impact of issuing this site compatibility certificate in lieu of the resolution of construction and approval issues relating to the senior living to the south of this site (359 Narellan Road). Facilitation of suitable access to this proposal (347 Narellan Road) is dependent on works required by this development, therefore this site should not be considered in isolation.

Officers therefore reiterate that these issues need to be resolved prior to the determination of this matter to provide certainty to both the proponent and the Camden community.

Thank you for the opportunity to further comment on this proposal. Should you have any further questions please contact Tina Chappell Team Leader Land Use and Planning on 4654-7995 or via email tina.chappell@camden.nsw.gov.au.

Yours sincerely,

Kylie Powell
Manager Strategic Planning