



Precise Planning

Planning | Development | Management

18 August 2017

Our Ref: 1294

The Secretary
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Madam

**Site Compatibility Certificate (ref 14/18577)
347 Narellan Road Currans Hill (Lot 2 DP 1019708)**

I refer to the above matter and now enclose:

- Completed SCC application form
- Owner's consent letter
- Report to accompany SCC application
- Cheque in favour of DPE in the amount of \$5,580
- USB containing the files

The above comprise an application for an SCC pursuant to the provision of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ('SEPP (Seniors Housing)').

Please note that DPE issued a Site Compatibility Certificate ('SCC') in relation to the above described site on 28 September 2015. However, this original SCC is approaching expiry and there is no mechanism available to extend the validity of a SCC. Therefore, this new application is for a new SCC, to replace the original SCC.

I look forward to your favourable response to this application.

Yours faithfully

PRECISE PLANNING

Jeff Bulfin



Planning

SEPP (HOUSING FOR SENIORS OR
PEOPLE WITH A DISABILITY) 2004
DIRECTOR-GENERAL'S
SITE COMPATIBILITY CERTIFICATE
APPLICATION

Date received: ____/____/____

Site compatibility application no. _____

LODGEMENT

Instructions to users

This application form is to be completed if you wish to apply to the Director-General of the Department of Planning for a site compatibility certificate under Chapter 3, Part 1A of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP).

A site compatibility certificate is required under section 50(2A) of the Environmental Planning and Assessment Regulation 2000 to accompany development applications for certain proposed developments under the SEPP. The types of development applications to which the Regulation applies are listed in clause 24 of the SEPP.

Before lodging this application, it is recommended that you consult with the Department of Planning concerning your development proposal, including whether a site compatibility certificate is required and what application fee will apply.

To ensure that your application is accepted, you must:

- complete **all** parts of this form, **and**
- submit **all** relevant information required by this form, **and**
- provide **3 copies** of this form and attached documentation,
- provide form and documentation in **electronic format** (e.g. CD-ROM).

NB: The Department of Planning may request further information if your application is incomplete or inadequate.

All applications **must be lodged** with the Director-General, by courier or mail. Applications can be lodged with the relevant regional office of the NSW Department of Planning. Please refer to www.planning.nsw.gov.au for contact details.

PART A — APPLICANT AND SITE DETAILS

A1 APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Company/organisation/agency

Precise Planning

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Jeff

Family name

Bulfin

Street address

Unit/street no.

152

Street name

Sailors Bay Road

Suburb or town

Northbridge

State

NSW

Postcode

2063

Postal address
(or mark 'as
above')

PO Box or Bag

426

Suburb or town

Northbridge

State

NSW

Postcode

1560

Daytime telephone

0415225732

Fax

Email

jeff@deepriver.com.au

Mobile

0415225732

A2 SITE AND PROPOSED DEVELOPMENT DETAILS

Identify the land you propose to develop and for which you seek the Director-General's site compatibility certificate.

NAME OF PROPOSAL

C3 Church Mt Annan

STREET ADDRESS

Unit/street no.

347

Street or property name

Novellan Road

Suburb, town or locality

Currans Hill

Postcode

2567

Local government area

CAMDEN

NAME OF PROPERTY

C3 Church Mt Annan


REAL PROPERTY DESCRIPTION

lot 2 DP 1019708 **Attach**—map and detailed description of land.Refer to main document by Precise Planning

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands. Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposal applies to more than one piece of land, please use a comma to distinguish between each real property description.

DESCRIPTION OF PROPOSED DEVELOPMENT (as it is to appear on the Director-General's certificate) Refer to the proposed site layout by title or drawing number to enable reference in the certificate.

Residential Care Facility (150 beds)
Serviced, self-care dwellings (10)

 **Attach**—copy of proposed site layout.Refer to main document by Precise Planning**PART B — PROPOSAL'S CONSISTENCY WITH THE SEPP****B1 THE PROPOSED SITE**

Answer the following questions to identify whether the SEPP applies to the land you propose to develop.

1.1. Is the subject site land zoned primarily for urban purposes?

☐ Yes ☒ No**OR**

1.2. Is the subject site land adjoining land zoned primarily for urban purposes?

☒ Yes ☐ No**Attach**—copy of zoning extract or other evidence of zoning.

If you have answered **no** to **both** questions 1.1 and 1.2, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

1.3. Are dwelling houses, residential flat buildings, hospitals or special uses permitted on the site?

☒ Yes ☐ No**Attach**—copy of development control table.**OR**

1.4. Is the land being used for the purposes of an existing registered club?

☐ Yes ☒ No

If you have answered **no** to **both** questions 1.3 and 1.4, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

1.5. Is the subject site excluded from the application of the SEPP under clause 4(6)—Land to which Policy does not apply?

- Environmentally sensitive land (Schedule 1).

☐ Yes ☒ No

- Land that is zoned for industrial purposes (except Warringah LGA).

☐ Yes ☒ No

- Land in Warringah LGA located in localities identified in clause 4(6)(c) of the SEPP.

☐ Yes ☒ No

- Land to which Sydney Regional Environmental Plan No. 17—Kumell Peninsula (1989) applies.

☐ Yes ☒ No

If you have answered **yes** to **any** subsection in question 1.5, then the SEPP does not apply to the land and a site compatibility certificate will not be issued.

SECTION B1 — SUMMARY CHECK

Continue to fill out this application form **only** if you have answered:

- ☒ Yes to questions 1.1 or 1.2, **and**
☒ Yes to questions 1.3 or 1.4, **and**
☒ No to **all** subsections in question 1.5.

If you have satisfied the Summary Check—**proceed to Section B2.**

B2 SITE COMPATIBILITY CERTIFICATE REQUIRED FOR CERTAIN DEVELOPMENT APPLICATIONS

Identify the reason why you need to apply for a Director-General's site compatibility certificate.

2.1. Is the proposed development for the purpose of seniors housing permissible with consent on the land under the zoning of an environmental planning instrument? (See clause 24 [1A].) ☐ Yes ☒ No

2.2. Is the proposed development staged development of a kind saved under the savings provisions of the SEPP? (See clause 53.) ☐ Yes ☒ No

If you have answered YES to **either** question 2.1 or question 2.2 your proposal does not require a site compatibility certificate. You can submit your application directly to the relevant local council.

2.3. A site compatibility certificate is required because: (see clause 24[1])

- ☒ the land adjoins land zoned primarily for urban purposes ☒ Yes ☐ No
- ☐ the land is within a zone that is identified as 'special uses' (other than land on which hospitals are permitted) ☐ Yes ☒ No
- ☐ the land is used for the purposes of an existing registered club ☐ Yes ☒ No
- ☐ the proposed development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45. ☐ Yes ☒ No

If you have answered NO to **all** subsections in question 2.3, your proposal does not require a site compatibility certificate.

SECTION B2 — SUMMARY CHECK

Continue to fill out the application form **only** if you have answered:

- ☒ No to **both** question 2.1 and question 2.2, **and**
- ☒ Yes to **any** subsection in question 2.3 above.

If you have satisfied the Summary Check—**proceed to Section B3.**

B3 TYPES OF SENIORS HOUSING

Does the proposed development include any of the following?

If yes, please indicate in the appropriate space/s provided the number of beds or dwellings that are proposed

- ☒ A residential care facility ☒ Yes ☐ No Beds
- ☐ A hostel ☐ Yes ☐ No Dwellings
- ☐ Infill self-care housing (urban only and not dual occupancy) ☐ Yes ☐ No Dwellings
- ☒ Serviced self-care housing ☒ Yes ☐ No Dwellings
- ☒ A combination of these ☒ Yes ☐ No Beds Dwellings

If you answered **yes** to serviced self-care housing—**proceed to Section B4.** Otherwise—**proceed to Part C.**

B4 'GATEWAY' FOR SERVICED SELF-CARE HOUSING ON LAND ADJOINING URBAN LAND

If the proposed development includes serviced self-care housing on land adjoining land zoned primarily for urban purposes, will the housing be provided:

- ☐ for people with a disability? ☐ Yes ☒ No
- ☒ in combination with a residential care facility? ☒ Yes ☐ No
- ☐ as a retirement village within the meaning of the *Retirement Villages Act 1999*? ☐ Yes ☒ No

If you answered **no** to **all** questions in Section B4, it is unlikely that the proposal will satisfy the council when you submit a development application (see clause 17[2] of the SEPP) and also unlikely that a site compatibility certificate would be issued.

2. THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE USES THAT ARE LIKELY TO BE THE FUTURE USES OF THE LAND IN THE VICINITY OF THE DEVELOPMENT.

Refer to S.3 of report by Precise Planning

3. THE SERVICES AND INFRASTRUCTURE THAT ARE OR WILL BE AVAILABLE TO MEET THE DEMANDS ARISING FROM THE DEVELOPMENT (PARTICULARLY, RETAIL, COMMUNITY, MEDICAL, AND TRANSPORT SERVICES HAVING REGARD TO THE LOCATION AND ACCESS REQUIREMENTS SET OUT IN CLAUSE 26 OF THE SEPP) AND ANY PROPOSED FINANCIAL ARRANGEMENTS FOR INFRASTRUCTURE PROVISION.

Refer to S.3 of report by Precise Planning

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 OR SPECIAL USES IN THE VICINITY OF THE DEVELOPMENT.

Refer to report by Precise Planning S.3

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.

Refer to S.3 of report by Precise Planning

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 (NB: THIS CRITERIA DOES NOT APPLY TO LAND IN URBAN LOCAL GOVERNMENT AREAS OR URBAN ZONES LISTED UNDER SCHEDULE 1 OF THE *NATIVE VEGETATION ACT 2003*).

Refer to S.3 of report by Precise Planning

C3 ADDITIONAL COMMENTS

PART D — CHECKLIST, PAYMENT AND SIGNATURES**D1 APPLICATION CHECKLIST**

Please check that you have provided all the information required for your application.

I have completed all sections of this application form.

☒ Yes ☐ No

I have attached supporting information. If yes, please check boxes below, as relevant.

☒ Yes ☐ No

Map and detailed description of land

A copy of proposed site layout

A copy of zoning extract or other evidence

A copy of development control table

Proposal information—context, proposal and strategic justification

Additional information for statements against site compatibility criteria (optional)

I have addressed the following SEPP site compatibility matters in **section C2** of the form.☒ Yes ☐ No

1. Existing environment and approved uses

2. Impact on future uses

3. Availability of services and infrastructure

4. Impact on open space and special uses provision

5. Impact of the bulk and scale of the proposal

6. Impact on conservation and management of native vegetation

I have provided **three** hard copies of this form and all relevant supporting information☒ Yes ☐ No

I have provided the application form and supporting information in electronic format

☒ Yes ☐ No

I have enclosed the application fee (see below for details)

☒ Yes ☐ No**D2 APPLICATION FEE**You are required to pay a fee for the assessment of an application for the Director General's certificate for site compatibility. This fee is based on the estimated number of beds of the SEPP Seniors Housing Facility. The Department may require that you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine the proportion to be paid. The maximum fee payable is **\$5580**.

Number of beds or dwellings

150 beds + 10 dwellings**D3 CERTIFICATE APPLICANT'S AUTHORISATION**

By signing below, I/we hereby:

- apply, subject to satisfying the relevant requirements under State Environmental Planning Policy ((Housing for Seniors or Persons with a Disability) 2004 for a Director-General's site compatibility application pursuant to clause 50(2A) of the Environmental Planning and Assessment Regulation 2000
- provide a description of the proposed seniors housing development and address all matters required by the Director-General pursuant to clause 25(5)(b) of the State Environmental Planning Policy (Housing for Seniors or Persons with a Disability) 2004
- declare that all information contained within this application is accurate at the time of signing.

Signature(s)

In what capacity are you signing if you are not the owner of the land

Project Planner

Name(s)

Jeff Bulfin

Date

18/8/17**D4 LAND OWNER'S CONSENT**

As the owner(s) of the land for which the proposed seniors' housing development is located and in signing below, I/we hereby agree to the lodgement of an application for a Director-General's site compatibility certificate.

Signature

Refer to attached letter

Name

Date

Signature

Name



19 August, 2013

Director General
Dept Planning & Infrastructure
GPO BOX 39
SYDNEY NSW 2001

Dear Sir/Madam,

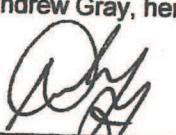
**RE: Site Compatibility Certificate Application
347 Narellan Road, Currans Hill**

The above described is land owned by C3 Church Mount Annan.

The Board of C3 Church Mount Annan hereby provides consent to the lodgement of a Site Compatibility Certificate to Dept Planning & Infrastructure, in relation to the subject land for a 150 bed residential care facility and 10 serviced self care dwellings. The Board has engaged Jeffrey Bulfin of Precise Planning to represent it in relation to this matter.

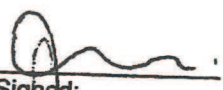
Yours faithfully,

I, Andrew Gray, hereby have authority to sign on behalf of the board:


Signed:
Andrew Gray
Chairman
C3 Church Mount Annan


ACTING CHAIRMAN.

I, Charisa O'Connor, hereby have authority to sign on behalf of the board:


Signed:
Charisa O'Connor
Director
C3 Church Mount Annan



Precise Planning

Planning | Development | Management

SITE COMPATIBILITY CERTIFICATE APPLICATION

347 Narellan Road Currans Hill

Part of lot 2 DP 1019708

August 2017

152 Sailors Bay Road Northbridge NSW 2063
(02) 9967 0500 | preciseplanning.com.au |
jeff@deepriver.com.au

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EXECUTIVE SUMMARY

The purpose of this Report is to provide information to the Department of Planning & Infrastructure (DPI) to assist in the determination of an application for a Site Compatibility Certificate (SCC) pursuant to the provisions of Part 1A *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (SEPP).

A SCC issued by DPE is currently in place for this site. However, this SCC will expire on 28 September 2017. This new application is intended simply to replace the current SCC, as there is no mechanism available to extend the original SCC. There has been no relevant or material change in the land or its context since the original SCC was issued.

It is proposed to seek approval for the erection of a **Residential Care Facility** (RCF) with a capacity for 150 beds and 10 associated serviced self-care houses. The subject site is located in an RU2 Rural Landscape zone, pursuant to Camden Local Environmental Plan 2010 (LEP). The Land Use table contained within the LEP does not permit RCFs in the RU2 zone, however the subject land is immediately adjacent to land zoned "...primarily for urban purposes". Therefore, a RCF is permissible on the subject land, subject to the issue of an SCC for that purpose by the DPI.

The subject site is known as 347 Narellan Road Currans Hill (Lot 2 DP 1019708)¹. Currently occupying the site is a Place of Public Worship² (C3 Mount Annan) and associated Educational Establishment³ (Mount Annan Christian College). It is proposed that the facility would partially utilize road infrastructure already in place to service the church and college.

The site is generally orientated north – south and comprises 14.123ha by DP 1019708. It is flanked along its western boundary by existing residential housing; along its eastern boundary by the Sydney Water Race and the scenic hills beyond; along its northern boundary by grazing land and along its southern boundary by an existing self care retirement village consisting of 77 units (of which 23 are built).

The area subject to this SCC application is at the southern half of the site, as shown on the plan at Annexure 2.

The RCF is a compatible land use for this location and, as discussed later in this report, there is a demonstrable need for more RCF beds in the local area. A high

¹ See copy of DP 1019708 at Annexure A

² See Figure 1

³ See Figure 2

quality RCF on this site may be achieved with negligible environmental impact and a positive social and economic impact. The existing surrounding land uses (church, college, self care retirement village, residential development) create an ideal context for such a facility. The site is located equidistant between the large regional centre and Campbelltown, the smaller local facilities at Narellan and the boutique services at Camden. The entrance to the site is approximately 500 metres from the entry / exit to the M5 motorway. An existing sheltered bus stop is located at the front of the site, with a concrete constructed continuous path of travel to and from the proposed location of the facility.

The site is fully serviced with electricity, telephone, Sydney Water sewerage and water connections and natural gas.

Discussions have occurred with Camden Council in relation to this proposal, specifically with Council's strategic planning officers Ilyas Karaman and Tina Chappell. Subject to the issuing of a Site Compatibility Certificate and a proper assessment process, the Council officers are open to the proposal.

Based on investigations represented in this report, it is concluded that the site is suitable for the proposed development and worthy of support by DoPI for the issue of a SCC.

1

INTRODUCTION

1.1 BACKGROUND

This Report is intended to accompany an application to Department of Planning & Infrastructure for a Site Compatibility Certificate (SCC), pursuant to the provisions of Part 1A *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (SEPP). The report addresses the relevant requirements contained in clauses 24 and 25 of the SEPP.

1.2 SITE IDENTIFICATION

The land to which this report relates is known as No 347 Narellan Road Currans Hill (Lot 2 DP 1019708), located within the Camden Local Government Area. It has a frontage to Narellan Road, although its legal vehicular access is from a traffic-light controlled intersection at the front of an immediately adjoining site known as No 359 Narellan Road. From that access point, the land benefits from an appurtenant Right of Carriageway through the adjoining land, facilitating access to Narellan Road.

Narellan Road is a main 8-lane thoroughfare linking Campbelltown (about 3 kilometres to the east), with Narellan (about 2 kilometres to the west). The subject site is situated approximately 500 metres westerly from the intersection of Narellan Road and the M5 motorway.

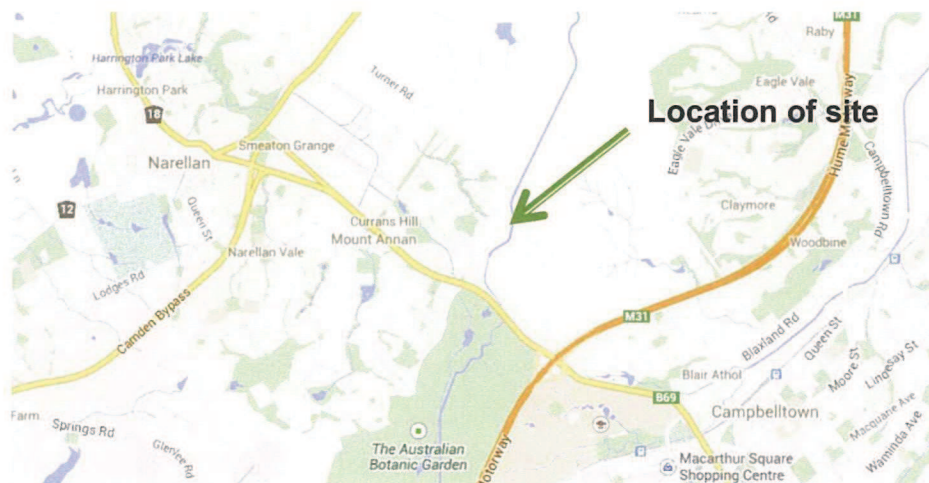


FIGURE 1 – Locality plan

The subject land is elongated and orientated north – south, comprising an area of 14.123ha. Erected on the land is a 2 storey brick auditorium, used as a Place of Public Worship, as well as a cluster of detached and semi detached brick buildings, used as a kindergarten to year 12 Christian College. The existing development, predominantly on the northern half of the site, is serviced by a bitumen-sealed private road with a substantial bitumen-sealed carpark.



FIGURE 2 – Aerial view of site

The subject land flanked along its western boundary by existing residential housing; along its eastern boundary by the Sydney Water Race and the scenic hills beyond; along its northern boundary by grazing land and along its southern boundary by an existing self care retirement village consisting of 77 units (of which 23 are built).



FIGURE 3 – Aerial view of site



FIGURE 4 – Location of proposed RCF (looking NE)



FIGURE 5 – Location of proposed RCF (looking south with existing dam in background)

1.3 ZONING AND PERMISSIBILITY

The subject land is contained within the RU2 Rural Landscape zone pursuant to CLEP 2010. It adjoins R2 Low Density Residential to the west and south.

Camden LEP 2010

Senior's housing is a type of **residential accommodation** in the dictionary contained in CLEP. The CLEP land use table for the RU2 zone prohibits the following land uses:

Advertising structures; Agriculture; Air transport facilities; Amusement centres; Camping grounds; Car parks; Caravan parks; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Extractive industries; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Mortuaries; Port facilities; Recreation facilities (indoor); Recreation facilities (major); Residential accommodation; Restricted premises; Rural industries; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies

The RU2 land use table contains some exceptions to the general prohibition on residential accommodation, being:

- Dual occupancies (attached)
- Dwelling houses
- Rural worker's dwellings
- Secondary dwellings

This means that seniors housing, which, although separately defined by CLEP, is a type of residential accommodation, is a **prohibited** land use in the RU2 zone.

SEPP (Housing for Senior's or People with a Disability)

The SEPP applies to the Camden LGA and has the effect of setting aside any controls within an environmental planning instrument that would otherwise prevent the development of housing specified by the SEPP, provided it meets the development criteria and standards specified.

Clause 4(1) of the SEPP provides as follows:

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, or

(b) the land is being used for the purposes of an existing registered club.

Note 1

The land is located in the RU2 Rural Landscape zone under CLEP. This is not land "... Zoned primarily for urban purposes". However, the land immediately adjoins land zoned R2 Low Density Residential (which is land "...zoned primarily for urban purposes") on its western and southern boundaries.

Note 2

Dwelling-houses are permitted on land zoned RU2 Rural Landscape under CLEP (for relevance, see cl.4(1)(a)(i) of the SEPP, quoted above).

Note 3

Because the land adjoins land zoned primarily for urban purposes, and dwelling-houses are permitted on land in the RU2 zone, the SEPP enables certain **seniors housing** to be erected on the subject land.

Note 4

Clause 17(1) of the SEPP permits the following categories of **seniors housing** to be erected on land adjoining land zoned primarily for urban purposes:

- A hostel
- A residential care facility
- Serviced self care housing

Clause 17(2)(b) of the SEPP requires that serviced self care housing on land adjoining land zoned primarily for urban purposes must only be approved if it is in combination with a residential care facility.

The proposal is consistent with these subclauses, as it seeks to develop a residential care facility for 150 beds and 10 associated serviced self-care houses.



FIGURE 6 – Excerpt from Camden LEP 2010 land zone map

1.4 GENERAL SUMMARY OF SITE CHARACTERISTICS

Characteristic	Analysis
Property description	Lot 2 DP 1019708
Location, dimensions, shape, area, orientation	Frontage of approximately 61.84 m to the northern side of Narellan Road. The land is a irregularly-shaped and orientated north – south, comprising 14.123ha
Access	Access to the land is from Narellan Road, via a Right of Carriageway through Lot 1 DP 1019708 (immediately adjoining). Narellan Road is a 6 lane arterial road controlled by RMS
Contours and levels	The land is undulating and generally drains in a westerly direction, toward the existing earth dam on the site.
Existing vegetation	In the vicinity of the proposed RCF, the overstorey is dominated by <i>Eucalyptus moluccana</i> (Grey Box) and a single <i>E. tereticornis</i> (Forest Red Gum). There is no scrubby understorey. The grassland represents a mosaic dominated by exotoc species and or in association with a low incidence of native species. The remnant community has been classified to be in 'low' condition and therefore not constrain the proposed development of the site.
Existing improvements	Large brick buildings (church auditorium and college), administration buildings, bitumen driveway and car park, sporting facilities
Significant views to and from the site	From Narellan Road the site is hidden behind the existing adjoining retirement village. The site views onto the Currans Hill residential area to the west. A row of <i>Melaleuca</i> shrubs partially screens the existing driveway and the site generally, from the adjoining residences. The site is potentially visible from the top of

	<i>Elizabeth Throsby Reserve (former Camden Fields house site) on the hilltop to the north-west of the site, although the vegetation in between is so dense that views are currently blocked to the site from the hilltop.</i>
<i>Stormwater</i>	<i>Surface water flows in the direction of the slope of the land, generally toward the southwest.</i>
<i>Electricity</i>	<i>Overhead supply available</i>
<i>Water</i>	<i>Reticulated water supply available</i>
<i>Sewer</i>	<i>Sydney Water sewerage infrastructure connection available</i>
<i>Gas</i>	<i>Gas supply is available</i>
<i>Microclimate</i>	<i>Predominant breeze from the southwest. Summer storms from the west, south and southwest. The location and topography of the site does not create a microclimate</i>
<i>Existing overshadowing</i>	<i>Not relevant</i>
<i>Fences, boundaries, easements</i>	<i>Mixture of fence types; generally rural type fencing. The land is affected by a range of easements as shown on DP 1019708 (Appendix A).</i>
<i>Natural features</i>	<i>There are no noteworthy natural features</i>
<i>Adjacent and opposite buildings / development</i>	<i>Residential development to the west; retirement village and Narellan Road to the south; Sydney water race and scenic hills to the east; grazing land to the north</i>
<i>Street frontage features</i>	<i>There are no noteworthy street frontage features, except a deceleration lane for eastbound vehicles turning into the site and a sheltered bus stop.</i>
<i>Height differences between subject and adjoining land</i>	<i>No significant changes</i>
<i>Significant noise sources</i>	<i>No significant noise sources affecting the land other than Narellan Road traffic noise</i>
<i>Bushfire risk</i>	<i>Land is NOT shown as bushfire prone on Council maps</i>
<i>Contamination</i>	<p><i>There is potential for fill (& contamination) at the site due to the development and urbanisation over the past 20 years. Fill materials (local soils and possibly excess construction materials) are likely to be disposed at the site from the construction of Narellan Road, stormwater easement/pipework/detention basin, concrete pathway and the neighbouring retirement village to the south east (area of stockpiled demolition waste). The irregular ground surface and mounding along the east site/fenced boundary and some debris (concrete, asphalt) identified at the site indicate the potential for fill and potential contaminants (e.g. heavy metals, asbestos, hydrocarbons, pesticides). Pesticides may also have been used at the site to control weeds and pests due to historical agricultural or land management activities. Gross contamination/landfill/chemical disposal at the site is not expected due to the absence of local heavy industry (e.g. chemical factories, fuel station) and rural history.</i></p> <p><i>It is anticipated that a Stage 2 Environmental Site Assessment would be carried out if this proposal is progressed.</i></p>
<i>Salinity</i>	<i>Based on the Salinity Potential in Western Sydney 2002 published map (Department of Infrastructure, Planning and Natural Resources) the site is mapped as "moderate salinity potential". Further investigations would be carried out if this proposal is progressed.</i>
<i>Acid sulphate soil</i>	<i>No investigation has been carried out</i>
<i>Flooding</i>	<i>Not considered flood-prone</i>

TABLE 1 – General Summary of Site Characteristics

Traffic

The main traffic concern relating to this proposal relates to access for emergency vehicles, given the width and shape of the access road where it passes through the adjoining No 359 Narellan Road. The impact of overall traffic generation numbers onto the surrounding road network are negligible.

Camden Council has approved, or is very close to approving, the amendment of the Construction Certificate for stage 1 of the adjoining retirement village development. The amendment will straighten the alignment of the road and widen it so that it has a carriageway width of minimum 7.1 metres. This widening work will be undertaken as soon as possible, as the issuing of an occupation certificate for the existing retirement units on the adjoining site will not be issued by Council until such work is completed.

For an SCC application, it is sufficient that the Dept be satisfied that the matter is able to be dealt with at the stage of assessment of a development application

Electricity Easement

Other than vehicular access and parking, no structures relating to this application are proposed to be erected within the TransGrid easement that traverses the site. All structures are proposed to the east of the eastern limit of the easement.

Currently, on the western side of the easement, residential development immediately adjoins the easement. On the eastern side, the existing retirement village (comprising 23 existing units and a further 54 units approved), as well as the church and K-12 college, exist and/or operate effectively, despite immediately adjoining the easement. There is no difference between what is being proposed in this SCC application with what currently exists.

Regionally significant views

The proposed residential care facility will be visible in part from Narellan Road. However, at worst it would be a glimpse, and then it would be from travelling vehicles (not a static view). The height of the building would not exceed the height of the scenic hills set in the backdrop, which would limit any adverse impacts. It should be noted that the existing church building to the north and the proposed 54 approved units adjoining to the south of the proposed RCF location each have 2 storey elements. It is envisaged that the proposed RCF building would be consistent with the existing (or approved) built environment.

The building is currently shown just as an envelope on the plans. However, during the DA preparation stage, the architects would develop the architectural design with appropriate articulation, materials and opportunities for landscaping, in order to soften the appearance of the building on the viewed landscape. The proposed building would be designed to complement the current scenic environment.

2

THE PROPOSAL

2.1 RESIDENTIAL CARE FACILITY

It is proposed to erect a 150 bed residential care facility at the subject site.

Clause 11 of the SEPP defines a **residential care facility** as follows:

*In this Policy, a **residential care facility** is 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.

This definition is replicated in Camden LEP 2010.

A plan showing the location of the proposal has been prepared by Boffa Robertson Group.

2.2 DESIGN PHILOSOPHY

The proposed residential care facility will provide varying levels of 24hr care to 150 residents who are no longer independent.

Residents will be accommodated in six wings arranged over two levels. Each wing will accommodate approximately 25 residents in single and double rooms. Dining and lounge facilities will be provided to each wing and served in-house catering and support services.

Specifically designed indoor and outdoor activity spaces will be created to provide an environment that will be peaceful and relaxed.

Residents will be supported by nursing and administrative staff 24hrs a day as their care needs dictate.

A day care centre for the aged will form part of the design of the new residential care facility.

2.3 STRATEGIC PARTNER / OPERATOR

The Sisters of Our Lady of China is a Catholic Order of Sisters and is the proposed operator for the residential care facility.

The Sisters of Our Lady of China Group provides high quality residential aged care across three facilities in Metropolitan Sydney – in Peakhurst, Carramar and Minto.

Two other facilities are being constructed at Miranda and Beverley Park.

The Camden Local Government Area has been identified as an area of need by the Federal Government, demonstrated by the allocation of 450 beds to South Western Sydney – together with Western Sydney the highest allocation to an individual area.

The organisation prides itself on the individualised quality care it provides to its residents by highly qualified and professional staff.

Promoting the dignity and respect for human life at all stages, extending the hand of a Samaritan and caring with love, hope and faith, are all integral elements of the Sisters' work.

Residents enjoy a friendly, caring, community atmosphere that is fostered by the caring philosophy of the management and staff, enhanced by the modern design and amenities of our facilities.

The existing three fully accredited facilities offer residential aged care accommodation including low care, high care and respite care. Residents with dementia are also catered for. The facilities welcome residents from all backgrounds and are not ethno specific.

The facilities provide a range of social, recreational and educational activities to meet the needs and interests of all residents.

The organisation encourages the involvement of relatives and friends in all activities and welcome them as equal partners in our care family.

2.4 NEARBY SERVICES

Facilities closest to the site are located at Narellan, less than 2kms to the west. In addition to a typical ribbon-style main street, Narellan also boasts a town centre. The Narellan Town Centre has a large range of retail and service facilities, as well as eateries, banks and post office.



FIGURE 7 – Narellan Town Centre



FIGURE 8 – Narellan Town Centre

Medical facilities are also available at Narellan.

Campbelltown is approximately 4 kilometres east of the site. Campbelltown is a major regional centre servicing southwest Sydney, with two major retail shopping centres, several railway stations, a hospital and many specialist medical services, entertainment precinct and many other services.



FIGURE 9 – Macarthur Square regional shopping centre



FIGURE 10 – Campbelltown Hospital

3

SITE COMPATIBILITY CERTIFICATE CRITERIA

Part 1A, clauses 24 and 25 of the SEPP outline the requirements and criteria for the determination of an application to the Director General for an SCC.

Clause 24

SEPP Reference	Requirement	Response
Cl.24(1)(a)	Application of the clause	The land adjoins land zoned primarily for urban purposes
Cl.24(1A)	Permissibility under another EPI	We are not aware of any other EPI which permits senior's housing on this land
Cl.24(2)	SCC required	Purpose of this current application
Cl.24(3)	Consent authority still required to determine application	Noted

TABLE 2 – Response to Clause 24 SEPP

Clause 25

Cl.25(5)(b)(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

The local environment consists of undulating topography, an overland flow path leading to a farm dam and some species of native vegetation. Development in the vicinity of the site consists of residential development to the west, an existing self-care retirement village to the south, the Sydney water race and grazing land to the east and grazing land to the north.

The existing self-care retirement village to the south currently comprises 23 x 2/3 bedroom, single storey units, together with community buildings including a hydrotherapy pool. Camden Council has issued development consent for a further 54 units in two storey buildings. The existing and approved development on this adjoining land to the south will be consistent in scale and nature with the proposed RCF.

The topography is shown on the plan by Sydney Land Surveyors (Appendix 'B'). The overland flow path will be treated in accordance with Water Sensitive Urban Design Principles and is not considered a barrier to the proposal.

Regarding the native vegetation, the overstorey is dominated by *Eucalyptus moluccana* (Grey Box) and a single *E. tereticornis* (Forest Red Gum). There is no scrubby understorey. The grassland represents a mosaic dominated by exotic

species and or in association with a low incidence of native species. The remnant community has been classified to be in 'low' condition and therefore not constrain the proposed development of the site.

It is noted that the land is shown as being affected, albeit marginally, on Camden Council's bushfire maps. However, the bushfire constraints associated with the proposed location of the RCF are minor in nature, being located >100m (i.e. 165m – 260m) from any currently mapped bushfire vegetation and separated from these areas by managed land.

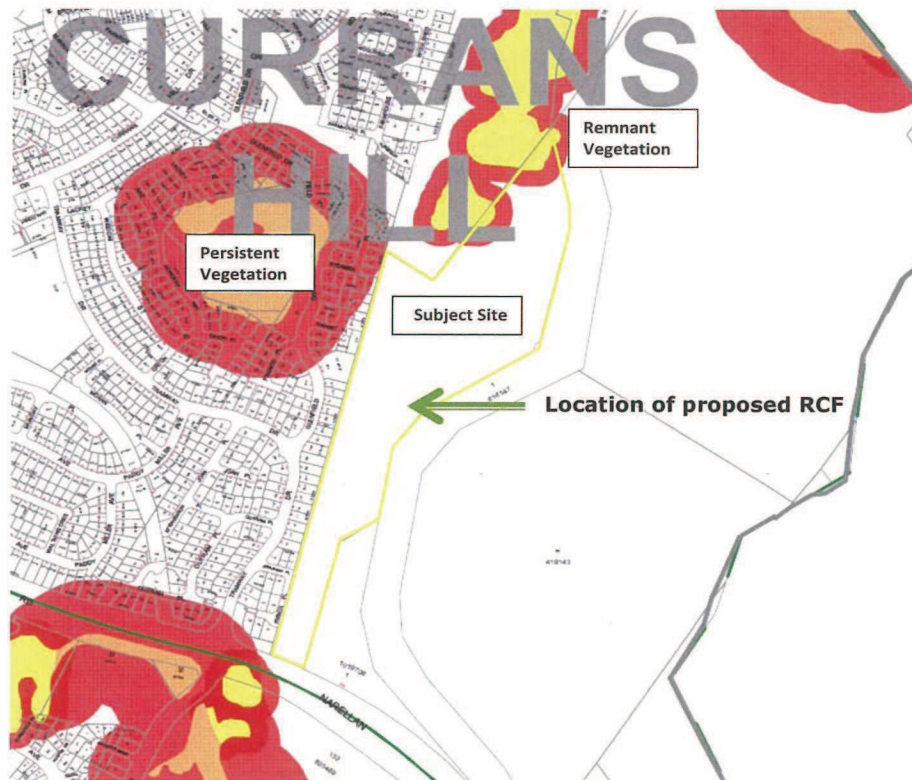


FIGURE 11 – Excerpt from Camden Council Bushfire Prone Land map



FIGURE 12 – Aerial view of potential bushfire threats

Cl.25(5)(b)(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

The proposal is low-scale and is compatible with the existing (and approved) surrounding development. The proposal will be compliant with the built form controls of the SEPP, except the height control contained in cl.40(4)(c), which requires the building height in the rear 25% of the site to be single storey. However, in this circumstance the non-compliance is justified, given the large site area, the nature of development to the east and the two storey developments existing or approved both north and south of the location of the RCF.

Cl.25(5)(b)(iii)

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

A bus stop is located immediately at the street frontage of the site, which is able to transport patrons to Campbelltown. The proposed RCF is able to achieve

compliance with the provisions of cl.26 of the SEPP. The site is located less than 2 kilometres from the commercial centre of Narellan and less than 4 kilometres from the regional centre of Campbelltown. Both these locations have multiple bank and post office outlets, as well as a wide range of retail and other commercial services. Campbelltown Hospital is less than 5 kilometres from the subject site, and Narellan and Campbelltown have a large range of specialist medical services available.

Cl.25(5)(b)(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

Not applicable

Cl.25(5)(b)(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

The proposed RCF will be compatible with existing and approved development to the north and south, being limited to 2 storeys in height. (refer to s.2.2)

The application will include a comprehensive landscape strategy, integrated with the building design, to maximize occupant amenity and minimize visual impacts. The strategy will incorporate retention of existing trees where possible.

Cl.25(5)(b)(vi)

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.

Some minor clearing is required, as previously noted. However, the clearing is of such a minor nature that its impact on the conservation and management of native vegetation is negligible.

4

CONCLUSION

The proposed RCF development will assist to provide increased housing choice for seniors and people with a disability in the local area. The proposed location is ideally suited to the development, between Narellan and Camden to the west and Campbelltown to the east, and close to the interchange of Narellan Road and the M5 motorway.

It is proposed that the operator will manage this facility in conjunction with their existing 108 bed residential care facility at Minto – a facility with a long waiting list. It is expected that the Narellan site will also be in high demand based on allocations being made by the Department of Social Services in 2014.

The site is also located in the immediate vicinity of an existing self-care retirement village, as well as a Place of Public Worship and a large range of medical facilities. The proposed RCF may be erected with minimal environmental impact.

Camden council have already indicated support in principle to the concept of an aged care facility as a compatible use.

Subject to your support for our application, it is intended to proceed with the application for aged care licenses followed by the preparation of a Development Application to Camden Council at the earliest opportunity.

We look forward to your favorable reply.

Yours faithfully

PRECISE PLANNING



Jeff Bulfin

Appendix “A”

DP 1019708

DP1019708

Registered: 15/11/2000
C.A. SEE CERTIFICATE
Title System: TORRENS
Purpose: SUBDIVISION
Ref. Map: U7330-9#
Last Plan: D.P.605149
D.P.850132

PLAN OF SUBDIVISION OF LOT 1
IN D.P.605149 AND LOT 22
IN D.P.850132

Lengths are in metres Reduction Ratio 1:3000
LGA: CAMDEN
Locality: CURRANS HILL
Parish: NARELLAN
County: CUMBERLAND

This is sheet 1 of my plan in sheets.
(delete if inapplicable)
John S. McDonald & Associates
P.O.Box 149 Minto 2566
a surveyor registered under the Surveyors Act 1929, hereby certify that this plan has been prepared in accordance with the Surveyors (Professional Regulation) 1998 and was completed on 20 July 2000.
The survey relates to the whole.
(here specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)
Datum Line: X-Y
Zone: Suburban/General
(Signature)
Surveyor registered under the Surveyors Act 1929.

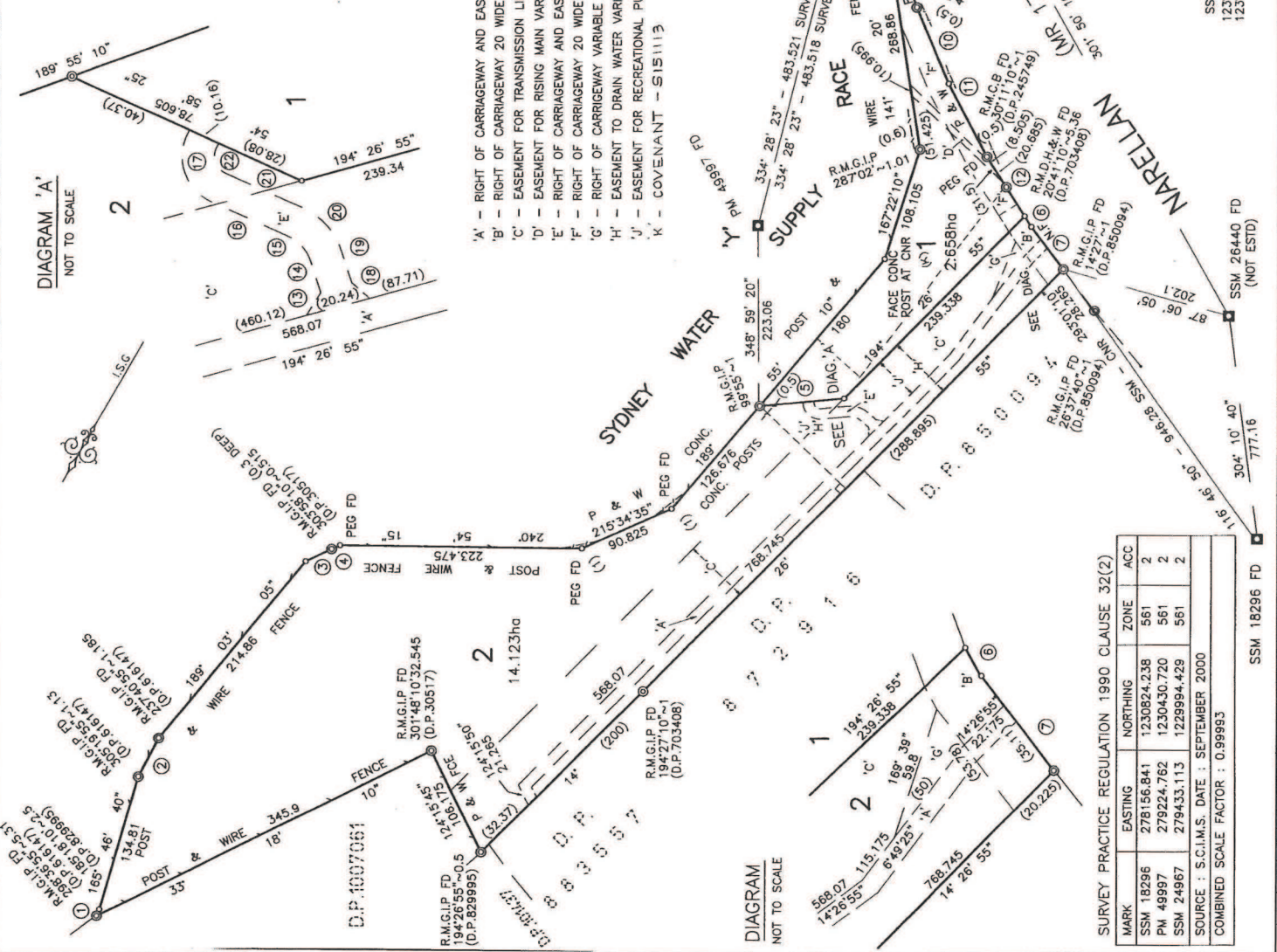
Plans used in preparation of Survey/Amendment:
D.P.605149 D.P.872916
D.P.829995 D.P.863557
D.P.850084 D.P.1007061
D.P.850132

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED, IT IS INTENDED TO CREATE:-
1. RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 10 WIDE & VARIABLE
2. RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE
3. RIGHT OF CARRIAGEWAY VARIABLE WIDTH
4. EASEMENT TO DRAIN WATER VARIABLE WIDTH
5. EASEMENT FOR RECREATIONAL PURPOSES VARIABLE WIDTH

SCHEDULE OF SHORT & CURVED BOUNDARIES

No.	BEARING	CHORD	ARC	RADIUS
1	185°18'10"	2.375		
2	177°25'05"	40.65		
3	214°29'55"	26.43		
4	215°08'10"	8.565		
5	234°58'25"	78.605		
6	297°48'10"	11.915		
7	293°01'10"	49.925		
8	310°55'50"	58.7		
9	312°09'10"	78.19		
10	307°22'10"	78.19		
11	307°35'10"	78.19		
12	297°48'10"	66.275		
13	150°49'50"	8.485		
14	102°00'25"	10.51		
15	78°27'25"	10.39		
16	54°54'25"	25.875		
17	102°59'30"	23.81		
18	71°22'45"	7.52		
19	102°00'25"	10.51		
20	78°27'25"	18.38		
21	54°54'25"	25.875		
22	108°14'20"	9.625		

'A' - RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 10 WIDE - D.P.829995
'B' - RIGHT OF CARRIAGEWAY 20 WIDE - VIDE D.P.703408
'C' - EASEMENT FOR TRANSMISSION LINE 60.96 WIDE - VIDE K135414
'D' - EASEMENT FOR RISING MAIN VARIABLE WIDTH - (VIDE D.P.594697) - T105720
'E' - RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 10 WIDE & VARIABLE
'F' - RIGHT OF CARRIAGEWAY 20 WIDE AND VARIABLE
'G' - RIGHT OF CARRIAGEWAY VARIABLE WIDTH
'H' - EASEMENT TO DRAIN WATER VARIABLE WIDTH
'I' - EASEMENT FOR RECREATIONAL PURPOSES VARIABLE WIDTH
'J' - COVENANT - S151113



SURVEY PRACTICE REGULATION 1990 CLAUSE 32(2)

MARK	EASTING	NORTHING	ZONE	ACC
SSM 18296	278156.841	1230824.238	561	2
PM 49997	279224.762	1230430.720	561	2
SSM 24967	279433.113	1229994.429	561	2

SOURCE : S.C.I.M.S. DATE : SEPTEMBER 2000
COMBINED SCALE FACTOR : 0.99993

SIGNATURES AND SEALS ONLY.
Mortgage under Mortgage No. 1572666
Signed at Sydney this 25th day of
October 2000 for National Australia Bank Limited
By **Helen Mary Ferguson** its duly appointed Attorney under Power of Attorney No. 549 820, 549
Manager
Witness/Bank Officer
Kylie Griffith
255 George Street, Sydney NSW
By its Attorney under Power of Attorney Registered Number 20 Book 4115.
Attorney
Name: SANDRA DEAN
Position: SUPERVISOR
Who is personally known to me
Signature
Name of Witness: ROBERT J. H. H. H.
26 Montgomery Street, Koorah

Crown Lands Office Approval
PLAN APPROVED: _____
Land District: _____
Paper No.: _____
Field Book: _____
Subdivision Certificate
I certify that the provisions of 1090 of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision.
(Insert subdivision or new road)
set out herein
Consent Authority: CAMDEN COUNCIL
Date of Endorsement: 17th October 2000
Accreditation No.: _____
Subdivision Certificate No.: 74/2000
File No. DA 550-650-2
Note:
When the plan is to be lodged electronically in the Land Titles Office, the plan must be accompanied by a hard copy of the plan and a hard copy of the electronic plan must be accompanied by the Registrar-General's certificate of electronic lodgement.
*delete wherever applicable.

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
SURVEYOR'S REFERENCE: 991242

Appendix “B”

SOUTHERN SECTION OF THE SITE

LOT 21
10.023ha

223.475
60°54'20"

I.S.G.

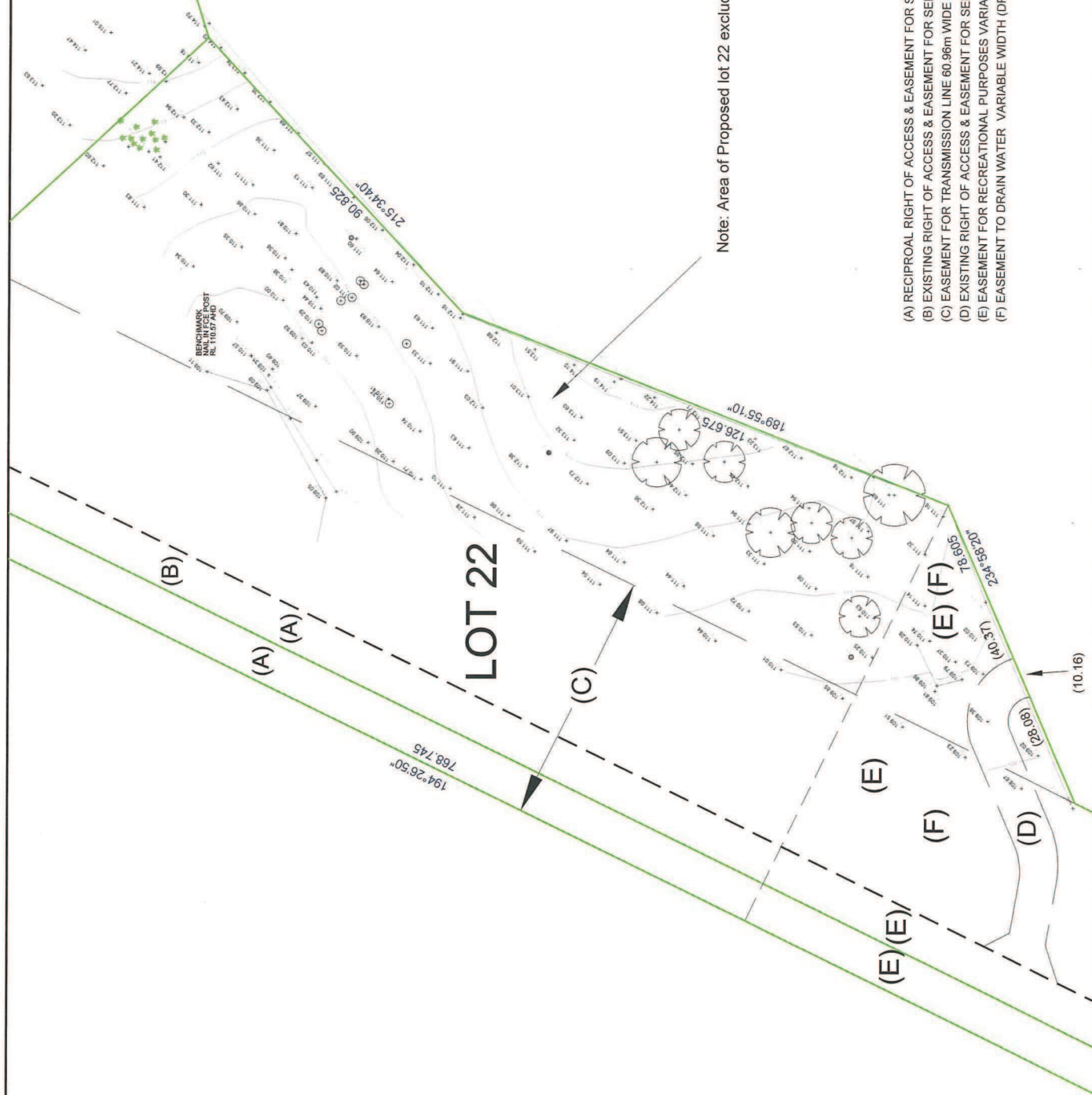


Note: Area of Proposed lot 22 excluding easements C, E, F & D = 11,730m²

- (A) RECIPROCAL RIGHT OF ACCESS & EASEMENT FOR SERVICES 10 WIDE
- (B) EXISTING RIGHT OF ACCESS & EASEMENT FOR SERVICES 10 WIDE (DP829995)
- (C) EASEMENT FOR TRANSMISSION LINE 60.96m WIDE (DP1019708)
- (D) EXISTING RIGHT OF ACCESS & EASEMENT FOR SERVICES 10 WIDE (DP1019708)
- (E) EASEMENT FOR RECREATIONAL PURPOSES VARIABLE WIDTH (DP1019708)
- (F) EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1019708)

Notes:
 1. This plan has been prepared from a combination of field survey and existing records, for the purpose of updating the drawing records of the land and should not be used for any other purpose.
 2. Services shown hereon have been located by field survey only where visible and have not been verified by field measurement.
 3. Prior to any demolition, excavation or construction on the site, the relevant services and detailed location of all services.
 4. Contours have been interpolated from spot heights taken and are an approximation only.
 5. This note is an integral part of this plan.

ORIGIN OF LEVELS IS A.H.D. USING COORDINATES G.P.S.



SYDNEY REGISTERED SURVEYORS
 LAND & ENGINEERING SURVEYORS
 10/11/2018

ALL SURVEYING SERVICES
 ROAD / DRIVEWAY DESIGN
 DRAINAGE / OSD DESIGN
 DETAIL SURVEYS
 STRATA PLANS
 IDENTIFICATION SURVEYS
 CONSTRUCTION SETOUT
 PROJECT MANAGEMENT

Head Office: Liverpool
 PH: 0822-2477 Fax: 0822-2577
 Mobile: 0418208050, 0431919480
Surfside Office
 85 Captain Cook Drive, Kurnell NSW 2231
 92 Jaramine Drive, Bombaderry NSW 2251
Northbridge Office
 105 Sydney Bay Rd, Northbridge, NSW 1560

LOCAL COUNCIL AREA: CAMDEN
PROPOSED SUBDIVISION PLAN
OVER LOT 2 IN DP1019708
 BEING No. 347 NARELLAN RD, CURRANS HILL
 DRAWN: RGW DATE: 13-08-2013 CADREF: 15940 CURRANS DE
 SCALE: 1:500 APPROVED: RGW DATUM: A.H.D.

PLAN	AMENDMENT	REFERENCE

PLAN REFERENCE:
1584
CURRANS

AMEND. DATE DESCRIPTION

A 13-08-2013 INITIAL ISSUE

BY

RGW

SHEET 3 OF 3



STATISTICS

Developable Land: 11,728sqm (excl. Easement)

Building Footprint Area: Approx. 4,600sqm

Residential Care Facility Floor Area: Approx. 7,300sqm

Serviced Self-Care Housing Floor Area: Approx. 1,400sqm

Total Building Floor Area: Approx. 8,700sqm



section

location plan Scale: 1:10,000 @A1



site plan



THE SISTERS OF OUR LADY OF CHINA
18 HENRI LAWSON DRIVE, PEAKHURST NSW 2210



c3 church mount annan



PRELIMINARY

Copyright	1431 SK-02	Rev	2
Job No.	1431	July 2014	



Drawing Scale

bellia robertson group

SITE PLAN

PROPOSED AGED CARE
347 NARELLAN RD, CURRANS HILL