

## **Submission to the Department of Planning and Environment – Site Compatibility Certificate for 347 Narellan Road Currans Hill**

### **Planning Considerations**

Council officers have undertaken a review of the information provided by the Department of Planning and Environment (DPE) and have identified the same issues as those identified in the previous Site Compatibility Certificate (SCC) and provide an update on their current status.

#### Traffic

Council's previous submission to DPE outlined concerns with regards to the existing internal access road having sufficient capacity for additional residential purposes. The internal road is accessed via traffic lights at Narellan Road and currently experiences queuing inside the site at peak times.

Given the queuing at peak times the submission also identified concerns regarding the ability of emergency vehicles to access the site during peak times.

Future DAs for the seniors living development 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 6 wings and a height of 2 storeys across the proposal.

The subject site is located on the eastern side of Currans Hill with a large portion of single storey residential housing, and to the north of an existing Seniors Housing development (359 Narellan Road) which consists of a number of 1 and 2 storey buildings.

Council's previous submission to DPE outlined concerns with regards to the bulk and scale of the proposal and 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.

To address Council's concerns on the bulk and scale of the proposal, it is recommended the DPE impose the same condition as issued on the previous SCC requiring the building design to not exceed two storeys in height above natural ground level.

#### Visual Impacts and Heritage Considerations

The site is located to the west of Kenny Hill, a significant component of the Scenic Hills landscape.

Council's previous submission to DPE identified potential concerns with regard to the impact of a larger building mass impacting on the Kenny Hill view corridor. The submission also noted that the proposal is adjacent to the state heritage listed Sydney Water upper canal.

The Camden Development Control Plan 2011 (Camden DCP 2011) 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 recommended that Sydney Water and the Office of Environment and Heritage (OEH) be consulted prior to determination of the SCC application.

#### Transmission Easement

The site is adjacent to a Transgrid electrical transmission easement measuring approximately 60m wide. The proposal intends to have car parking and vehicular access located within the easement.

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

Council's previous submission to DPE recommended that the application be referred to Transgrid for comments with regards to activities within the easement prior to determination of the SCC.

It is recommended the DPE impose the same condition as issued on the previous SCC, requiring future detailed design to demonstrate compliance with Transgrid guidelines for development within a transmission easement.

#### 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.

Council's previous submission to the DPE outlined that any proposal for the site will need to demonstrate compliance with all controls for this classification. This will include the provision of an evacuation plan up to the Probable Maximum Flood (PMF) flood event.

#### Social Impacts

Council officer assessment of the previous SCC outlined that the forecast for the Camden Local Government Area (LGA) is for a further increase in the ageing population. Therefore, 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.