

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DECISION	01 April 2019
PANEL MEMBERS	Julie Savet Ward (Acting Chair), Susan Budd and Chris Quilkey. Kevin Gillies (Teleconference)
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

SITE COMPATIBILITY CERTIFICATE APPLICATION

Panel Ref – 2019CCI008 – LGA – Blacktown - SCC_2018_BLACK_001_00 at 170 Reservoir Road, Arndell Park (AS DESCRIBED IN SCHEDULE 1)

The Panel convened on 23 January 2019 at Blacktown City Council and on 27 March 2019 at Department of Planning and Environment, Parramatta.

PANEL CONSIDERATION AND DECISION

By circulation of papers the Panel considered: the material listed at item 5 of Schedule 1 and the matters raised and/or observed at briefings and site inspections listed at item 6 in Schedule 1.

Based on this information, the Panel determined:





- ☐ to issue a site compatibility certificate subject to satisfaction of certain requirements (as listed below), because the application has demonstrated that the site is suitable for more intensive development and it is compatible with the surrounding environment.
- ☒ to refuse to issue a site compatibility certificate, because the application:
 - ☐ has not demonstrated that the site is suitable for more intensive development
 - ☒ has not demonstrated the proposed development is compatible with the surrounding environment and land uses having regard to (at least) the criteria specified in clause 25(5)(b) of SEPP (Housing for Seniors or People with a Disability) 2004.

The Panel authorises the Chair to refuse the issue of a Site Compatibility Certificate and notify the applicant, Council and the Department of Planning and Environment of the Panel's decision.

The decision was unanimous.

REASONS FOR THE DECISION

- The site is not zoned primarily for urban purposes as indicated in the application. The Panel considered, amongst other things, the specific objectives of the zoning of the site, RE2 Private Recreation in the Blacktown LEP, and is of the opinion that it is not zoned primarily for urban purposes.
- The proposal is for, amongst other things, 800 self-contained dwellings. Clause 13 of the Seniors SEPP provides that development for the purposes of in-fill self-care housing, a subset of self-contained dwellings, may only be carried out on land zoned primarily for an urban purpose (also see Clause 15(b) and 17 of the Seniors SEPP).
- The site is adjoined by land zoned R2 Low Density Residential to the immediate east. The Panel is satisfied that the site can therefore be characterised as land adjoining land zoned primarily for urban purposes. This therefore constrains the type of seniors housing as defined by Clause 15(b) and 17 of the Seniors SEPP.
- The Panel is of the opinion that the site of the proposed development is suitable for more intensive development for purposes of seniors housing under the Seniors SEPP.
- The Panel is, however, of the opinion that the proposed development is not compatible with the surrounding environment and land uses having regard to the criteria in Clause 25(5)(b)(v) of the Seniors SEPP. This is principally because building height, building bulk and dwellings yield is not compatible with the existing or future desired character of the area.

PANEL MEMBERS	
 Julie Savet Ward (Acting Chair)	 Susan Budd
 Chris Quilkey	 Kevin Gillies

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	2019CCI008 – Blacktown – SCC_2018_BLACK_001_00
2	SITE DESCRIPTION	170 Reservoir Road, Arndell Park
3	PROJECT DESCRIPTION	Seniors housing development comprising 800 self-contained dwellings, 160 residential aged care beds and basement car parking at 170 Reservoir Road, Arndell Park. The site is located within the Blacktown Workers Sports Club site.
4	APPLICATION MADE BY	Urbis Pty Ltd on behalf of Paynter Dixon Constructions.
5	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Site compatibility certificate application documentation • Assessment report from Department of Planning and Environment • <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>
6	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Site inspection: 23 January 2019 <ul style="list-style-type: none"> ○ Panel members in attendance: Julie Savet Ward (Acting Chair), Susan Budd, Chris Quilkey and Kevin Gillies ○ Department of Planning and Environment (DPE) staff in attendance: Cho Cho Myint and Sebastian Tauni • Briefing with Department of Planning and Environment (DPE): 23 January 2019, start time – 2.38pm <ul style="list-style-type: none"> ○ Panel members in attendance: Julie Savet Ward (Acting Chair), Susan Budd, Chris Quilkey and Kevin Gillies ○ DPE staff in attendance: Cho Cho Myint and Sebastian Tauni • Briefing with Department of Planning and Environment (DPE): 27 March 2019, start time – 10.15am to 10.35am <ul style="list-style-type: none"> ○ Panel members in attendance: Julie Savet Ward (Acting Chair), Susan Budd and Chris Quilkey. Kevin Gillies – Teleconference. ○ DPE staff in attendance: Cho Cho Myint and Ashley Richards • Papers were circulated electronically between 27 March 2019 to 01 April 2019