

Your Ref: IRF18/85

13 April 2018
Anne-Marie Carruthers
GPO Box 39 Sydney 2001



Attention: Chantelle Cho

Dear Ms Carruthers

**SITE COMPATIBILITY CERTIFICATE UNDER STATE ENVIRONMENTAL
PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A
DISABILITY) 2004 - 121-133 PRAIRIE VALE ROAD, BOSSLEY PARK (150
DWELLINGS)**

Council is writing in response to application IRF 18/85 for a site compatibility certificate (SCC) for Lot 7 DP 664803, Lot 5 Sec B DP 6934, Lot 6 Sec B DP 6934, Lot 3B DP 407243, 121 – 133 Prairie Vale Road, Bossley Park under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

Council notes your correspondence dated 05 April 2018 requesting additional information concerning Council's views in relation to the proposed bulk and scale of the self-contained senior's dwellings.

Strategic Land Use Planning Comments

Peer Review "Club Marconi" Proposed Seniors Housing Design Package

Council notes the submission of the club Marconi Seniors Housing Design Package dated 18 December 2017. Given the significant design and character implications of the proposal and its location on Private Recreation zoned land in a low density residential precinct, it's appropriate, that at a minimum an independent urban design review be undertaken before any proposal progresses to a DA. This is necessary given the absence of building height and FSR controls for the site.

It is not appropriate or practical for Council to undertake this review as part of the SCC process on the basis that Council does not have the necessary in house skills. This process is ordinarily facilitated through a planning proposal process and funded by the associated fees.

A review would test the urban design principles and development standards upon which the design is based. Ideally it would be publicly exhibited and the findings be reported to Council.

As Council has not been provided the time or resources to undertake such a review and given the significance of the development proposal, it is recommended that DPE undertake an urban design review as part of the SCC process. The DPE would then be in an informed position to adequately condition the SCC thereby providing a

framework for the assessment of a future DA.

If the DPE decides not to undertake a review it is recommended that the SCC is not issued and that the matter be progressed through a planning proposal. Council would be able to fund the urban design review through the planning proposal fees.

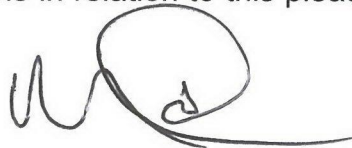
A pre Development Assessment Meeting (DAM) was conducted with club Marconi on 6 March 2018. In this meeting the Development Assessment team raised concerns regarding the bulk and scale of the proposal. The proponent was also advised to seek legal advice on the proposals consistency with aims and requirements set out in the SEPP (Housing for Seniors or People with a Disability) 2004.

As the proposal relies on the provisions of the SEPP, the pre-development assessment raised concern with the permissibility of the proposed building typology (vertical village) given the requirements/controls and considerations outlined in the SEPP.

The zoning of the site does not permit residential flat buildings and the surrounding context is of a low density residential environment containing buildings up to 2-storeys in height. The assessment advice questioned the ability of the SEPP to allow the proposed building heights when 9 metres is the height allowable in the adjoining urban area.

Accordingly, your advice confirming this assessment or to the contrary would be appreciated given that the determination of any future application of this nature will be a Regional Panel matter. Once the question of the allowable built form proposed is made certain, Council will then be able to proceed with facilitating the necessary development assessment pathway for this proposal.

If you have any questions in relation to this please do not hesitate to contact Patrick Warren on 9725 0215.



Marcus Rowan

MANAGER STRATEGIC LAND USE PLANNING