

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

SYDNEY NORTH PLANNING PANEL

DATE OF DECISION	Tuesday 9 April 2019
PANEL MEMBERS	Peter Debnam (Chair), John Roseth, Sue Francis, David White, Ross Walker
APOLOGIES	None
DECLARATIONS OF INTEREST	None

SITE COMPATIBILITY CERTIFICATE APPLICATION

2019SNH007 – Hornsby - SCC_2018_HORNS_004_00 at 328a, 330-334 Galston Road, Galston (AS DESCRIBED IN SCHEDULE 1)

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 notify the applicant, Council and the Department of Planning and Environment of the Panel's decision to refuse the application.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined that the application should not be issued with a Site Compatibility Certificate because the application has not demonstrated that the site is suitable for a development as intensive as the one before the Panel, with an FSR of approx. 0.4:1. A development of this intensity with a quasi-suburban layout has not demonstrated that it is compatible with the surrounding existing and future environment and land uses, having regard to the criteria specified in clause 25(5)(b) of the Seniors SEPP

In coming to the above decision, the Panel noted that the use as housing for seniors and persons with a disability may be compatible with surrounding development, so long as:-

1. The stormwater and sewer for the increased density can be satisfactorily serviced. This has not been demonstrated in the application before the panel. Further, the Panel does not consider that a pump-out system is satisfactory for this density of development.
2. The FSR of the proposal should be no greater than 0.2:1 and the building height no greater than 8m measured to the ceiling of the highest habitable floor to ensure that the bulk and scale of the built form is compatible with the rural environment and character of the area.
3. The built form layout avoids the urban street and residential subdivision pattern which is a characteristic of the current proposal, which would be incompatible with rural character.
4. The proposal is able to achieve compliance with Planning for Bushfire Protection 2006 and the requirements of the NSW Rural Fire Service.
5. Adequate setbacks and landscaping are provided towards Galston Road which demonstrate compatibility with the rural setting

PANEL MEMBERS	
 Peter Debnam (Chair)	 Sue Francis
 John Roseth	 David White
 Ross Walker	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	2019SNH007 – Hornsby - SCC_2018_HORNS_004_00
2	SITE ADDRESS	328a, 330-334 Galston Road, Galston
3	DEVELOPMENT DESCRIPTION	The application seeks a site compatibility certificate for 95 dwellings (77 homes, 16 apartments, 2 villas). Additional facilities include leisure centre, bocce court, bowling green and tennis court.
4	APPLICATION MADE BY	Planik Pty Ltd
5	MATERIAL CONSIDERED BY THE PANEL	• 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	• Site inspection: 13 March 2019 - o Panel members in attendance: Peter Debnam (Chair), John Roseth, Sue Francis, David White, Ross Walker - o Department of Planning and Environment (DPE) staff in attendance: Angela Hynes, Christine Gough, Parisa Pakzad • Briefing with Department of Planning and Environment (DPE): 13 March 2019 at 11.30am - o Panel members in attendance: Peter Debnam (Chair), John Roseth, Sue Francis, David White, Ross Walker - o Department of Planning and Environment (DPE) staff in attendance: Angela Hynes, Christine Gough, Parisa Pakzad • Papers were circulated electronically between 22 March and 9 April 2019