

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DECISION	5 March 2020
PANEL MEMBERS	Carl Scully (Chair), Jan Murrell, Roberta Ryan, Victor Macri
APOLOGIES	Sam Iskandar
DECLARATIONS OF INTEREST	None

SITE COMPATIBILITY CERTIFICATE APPLICATION

2019ECI005 – Inner West – SCC_2018_IWEST_002_00 - 2B West Street Lewisham (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 issue the Site Compatibility Certificate and notify the applicant, Council and the Department of Planning and Environment of the Panel's decision.

The panel authorises the Chair to notify the applicant, council and the Department of Planning, Industry and Environment of the panel's decision to refuse the application.

The decision was unanimous.

REASONS FOR THE DECISION





1. The Panel has determined that the site is primarily for urban purposes and consequently the Independent Living Units should be permitted on the site. The Panel has considered the advice from the Department and the applicant in forming this decision.

2. Given the sites unique characteristics and its long history of use for Residential Aged Care, and its proximity to parkland, transport and services, on a merits assessment it is an appropriate site for residential aged care and Independent Living Units.

3. The panel recognises that the subject site and its immediate context provides sufficient scope to accommodate additional new buildings on the site.

REQUIREMENTS IMPOSED ON DETERMINATION:

- The final development form, layout, height and number of seniors housing units shall be determined by the consent authority through the assessment of the development application under section 4.15 of the Environmental Planning and Assessment Act 1979.

PANEL MEMBERS	
 Carl Scully (Chair)	 Roberta Ryan
 Jan Murrell	 Victor Macri

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	2019ECI005 – Inner West – SCC_2018_IWEST_002_00
2	SITE DESCRIPTION	2B West Street Lewisham
3	DEVELOPMENT DESCRIPTION	The application seeks a site compatibility certificate for Seniors Housing comprising 135 Independent Living Units (ILU) and 144 Residential Aged Care Facility (RACF) 2B West Street Lewisham.
4	APPLICATION MADE BY	Mecone C/-Catholic Healthcare Pty Limited
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 <ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>
6	BRIEFINGS, SITE INSPECTIONS & CIRCULATION OF PAPERS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 5 March 2020 <ul style="list-style-type: none"> ○ Panel members in attendance: Carl Scully (Chair), Roberta Ryan, Jan Murrell, Victor Macri ○ Department of Planning, Industry and Environment staff in attendance: Brendan Metcalfe, Kris Walsh, Alexander Galea • Briefing with Department of Planning, Industry and Environment: 5 March 2020, 11.30am <ul style="list-style-type: none"> ○ Panel members in attendance: Carl Scully (Chair), Roberta Ryan, Jan Murrell, Victor Macri ○ Department of Planning, Industry and Environment staff in attendance: Brendan Metcalfe, Kris Walsh, Alexander Galea • Papers were circulated electronically between: 24 February 2020 and 5 March 2020