

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DECISION	Wednesday, 7 August 2019
PANEL MEMBERS	Michael Leavey (Chair), Stuart McDonald and Lindsay Fletcher
APOLOGIES	David Keegan and Peter Epov
DECLARATIONS OF INTEREST	None

SITE COMPATIBILITY CERTIFICATE APPLICATION

2019HCC024 – Mid-Coast Council – SCC_2019_MCOAS_001_00 at 15 Chapmans Road Tuncurry 2428 (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 decision was unanimous.

REASONS FOR THE DECISION




In supporting the application, the Panel was of the view that:

- The site adjoins land zoned primarily for urban purposes, being land zoned R2 Low Density Residential to the immediate south on the other side of Chapmans Road.
- The site is suitable for more intensive development.
- The proposed development is compatible with surrounding land uses having regard to the criteria specified in clause 25(5)(b) of SEPP (Housing for Seniors or People with a Disability) 2004 ("the SEPP").

- The Panel has taken into account written comments provided by Mid-Coast Council.
- The site adjoins an existing seniors housing development to the east and is intended to have shared vehicular access and services and facilities associated with that development.
- The site adjoins land zoned R5 Large Lot Residential to the west, and appropriate buffer/ transition treatment is required between the proposed development and adjoining R5 zoned land, having regard to the objectives of the R5 zone and particularly the 1st and 5th objectives.
- The Panel's support for the site compatibility certificate does not necessarily indicate support for the detail in the concept design, and compliance with SEPP standards together with the requirements of the certificate may impact on the layout and final number of dwellings (to a maximum of 28) that can be achieved.

REQUIREMENTS TO BE IMPOSED ON DETERMINATION

1. Any development application for the proposed development should address the following matters, to the satisfaction of the consent authority:
 - a) clarify the nature of the development as hostel accommodation, as defined under the SEPP, and address compliance of the development with the SEPP standards, including the requirements of Schedule 3.
 - b) address water quality and stormwater runoff impacts which would necessitate preparation of a water management strategy, inclusive of MUSIC modelling.
 - c) demonstrate whether a Biodiversity Assessment is required under the provisions of the *Biodiversity Conservation Act, 2016*.
 - d) consistency of design and materials with the adjoining seniors housing development, and the integration of services and facilities provided as part of that development.
 - e) appropriate site planning, respecting the R5 setting of the land to the west and the zone objectives, and including consideration of retaining existing large trees on the site (particularly adjacent to the western boundary at the front of the site) and the landscape buffer and setback treatment of buildings along the western boundary. These considerations may impact on the layout and final number of dwellings (to a maximum of 28) that can be achieved

PANEL MEMBERS	
 Michael Leavey (Chair)	 Stuart McDonald
 Lindsay Fletcher	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	2019HCC024 – Mid-Coast Council – SCC_2019_MCOAS_001_00
2	SITE DESCRIPTION	15 Chapmans Road Tuncurry 2428
3	DEVELOPMENT DESCRIPTION	An additional 28 hostel units located on land adjoining land zoned primarily for urban purposes.
4	APPLICATION MADE BY	Village Green Projects Pty Ltd, C/-Coastplan Group Pty Ltd
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 • Letter of 22 February 2019 from MidCoast Council • <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: Wednesday, 7 August 2019 <ul style="list-style-type: none"> ○ Panel members in attendance: Michael Leavey (Chair), Stuart McDonald and Lindsay Fletcher ○ Department of Planning and Environment (DPE) staff in attendance: Catlin Elliot and Andrew Hill • Briefing with Department of Planning and Environment (DPE): Wednesday, 7 August 2019 1:45pm. <ul style="list-style-type: none"> ○ Panel members in attendance: Michael Leavey (Chair), Stuart McDonald and Lindsay Fletcher ○ Department of Planning and Environment (DPE) staff in attendance: Catlin Elliot and Andrew Hill • Papers were circulated electronically between: Thursday, 8 August 2019 and Thursday, 12 August 2019