

SITE COMPATIBILITY CERTIFICATE

RECORD OF DECISION

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DECISION	11 November 2019
PANEL MEMBERS	Paul Mitchell (Acting Chair), Mary-Lynne Taylor and Peter Brennan
APOLOGIES	Mark Colburt, Chandi Saba
DECLARATIONS OF INTEREST	None

SITE COMPATIBILITY CERTIFICATE APPLICATION

2019CCI054 – Hills Shire – SCC_2019_THILL_004_00 at 77 Castle Street, Castle Hill (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

The Panel is satisfied that:

- The site is suitable for more intensive development because it is currently developed as an at grade car park, is surrounded by urban areas, has good access to road and public transport.
- Seniors living would be compatible with the environmental characteristics and land uses on the site and its surrounds.
- The proposed development is not likely to have an adverse impact on the foreseeable future uses of the site and its surrounds. The affected area is likely to be used for higher density urban development and seniors living would be compatible with this.

- All required services and infrastructure are or can be made available at this site or can be made available.
- The proposal will not reduce the area of open space available in the locality.
- The proposal's built form, including its bulk, scale and character is compatible with scale and character and will be compatible with existing and probable future uses of the site and its surrounds.
- The proposal does not involve clearing of any scheduled, threatened or endangered vegetation or habitat.
- 7a. The Panel also notes that there will be effective mitigation for the 97 trees to be removed by planting of at least 417 new trees as a part of the proposed landscaping.
- The written submission from the Council does not include any material which invalidates the Panel's preceding conclusions above. The Panel notes that that during the assessment of the development application for the proposed development, the applicant has agreed to reduce the bulk and scale at the suggestion of Council.
- For the reasons given above all requirements of clause 24 and 25 of the Seniors Housing SEPP have been met.

PANEL MEMBERS	
 Paul Mitchell (Acting Chair)	 Mary-Lynne Taylor
 Peter Brennan	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	2019CCI054 – Hills Shire – SCC_2019_THILL_004_00
2	SITE DESCRIPTION	77 Castle Street, Castle Hill
3	DEVELOPMENT DESCRIPTION	The application seeks a site compatibility certificate for a Seniors Living Development comprising 249 independent living units, 27 serviced care apartments and a 19 bed residential aged care facility.
4	APPLICATION MADE BY	Mr David O’Neil on behalf of Castle Hill RSL Group
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: 30 October 2019 <ul style="list-style-type: none"> ○ Panel members in attendance: Paul Mitchell (Acting Chair), Mary-Lynne Taylor and Peter Brennan ○ Department of Planning, Industry and Environment staff in attendance: Angela Hynes, Gina Metcalfe • Briefing with Department of Planning, Industry and Environment: 30 October 2019, 11am <ul style="list-style-type: none"> ○ Panel members in attendance: Paul Mitchell (Acting Chair), Mary-Lynne Taylor and Peter Brennan ○ Department of Planning, Industry and Environment staff in attendance: Angela Hynes, Gina Metcalfe • Papers were circulated electronically between: 1 November and 11 November 2019