



**Planning &
Environment**

Mr Ross Fleming
BBF Town Planners
Suite 1
9 Narabang Way
Belrose NSW 2085

Our ref: 16/04340
Your ref:

Dear Mr Fleming

Determination of application for a site compatibility certificate for 705-717 Old Northern Road, Dural - *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

I refer to your application for a site compatibility certificate under clause 25(1) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in relation to proposed seniors housing development at 705-717 Old Northern Road, Dural.

As delegate of the Secretary of the Department of Planning and Environment, I have determined the application under clause 25(4)(a) of the SEPP (Seniors Housing) by issuing a site compatibility certificate. I have attached the Certificate of Site Compatibility.

If you have any questions in relation to this matter, please contact Mrs Catherine Van Laeren, Director, Sydney Region West of the Department on (02) 9860 1520.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

15/07/2016

Encl: Site Compatibility Certificate



**State Environmental Planning Policy (Housing for Seniors or People with a
Disability) 2004
Certificate of Site Compatibility**

I, the Deputy Secretary, Planning Services, as a delegate of the Secretary of the Department of Planning and Environment determine the application made by BBF Town Planners on 4 February 2016 by issuing this certificate under clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development;
and
- the development described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b).

This certificate is only valid in relation to development that satisfies the requirement specified in schedule 2 of this certificate.

**Marcus Ray
Deputy Secretary
Planning Services**

Date certificate issued: *15 July 2016*

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

SCHEDULE 1

Site description: 705-717 Old Northern Road, Dural (Lot X, DP 403409).

Local Governmental Area: Hornsby Shire Council.

Project description: New Residential Aged Care Facility providing 158 rooms (beds) with semi-basement car parking and communal facilities, including facilities for the care of patients with dementia.

SCHEDULE 2

Application made by: BBF Town Planners on behalf of Thompson Health Care.

Requirements imposed on determination:

The applicant is to comply with clause 26(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* to provide appropriate footpath gradients.