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

I, the Deputy Secretary, Planning Services as delegate of the Secretary of the Department of Planning and Environment determine the application made by RPS Australia East Pty Ltd on behalf of Marchese Partners International Pty 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 and surrounding land uses, having had regard to the criteria specified in clause 25(5)(b).



Marcus Ray
Deputy Secretary, Planning Services

Date certificate issued: 24/05/2017

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

SCHEDULE 1

Site description: 3 Quarry Road (Lot 2A DP 158064) and 4 Vineys Road (Lot 1 DP 230172), Dural.

Project description: Development of a residential aged care facility containing 74 beds and 219 self-care units contained within 8 three-storey buildings, with basement car parking, and an ancillary building.

SCHEDULE 2

Application made by: RPS Australia East Pty Ltd on behalf of Marchese Partners International Pty.

Requirements imposed on determination:

1. The final layout, number of in-fill self-care living units and onsite facilities in the proposed seniors housing development will be subject to the resolution of issues relating to:
 - overland flood management;
 - setbacks, landscaping and land use conflict;
 - utility servicing to confirm reticulated water and adequate facilities for the removal or disposal of sewage; and
 - traffic and access.