

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

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The Sydney North Planning Panel, has determined the application made by Zhiva Living Dural Pty Ltd on 16 July 2019 by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The Panel certify that in their opinion:

- the site described in Schedule 1 is suitable for more intensive development;
- the development described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b);
- that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.



**Chair**  
**Peter Debnam Planning Panel**

Date certificate issued: **16 April 2020**

**Please note:** This certificate will remain current for 24 months from the date of this certificate (clause 25(9)) and cannot be varied during its currency to cover additional land.

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## SCHEDULE 1

### Site description:

3 Quarry Road and 4 Vineys Road, Dural (Lot 2A DP 158064 and Lot 1 DP 230172, respectively)

**Development description:** The subject proposal is for a SCC is for a seniors living development comprising:

- 91 self-care 2 and 3 bedroom seniors living dwellings in 8 three-storey buildings;
- 74 bed 3 storey residential care facility along the frontage of Vineys Road;
- Basement car parking for 225 car spaces (177 for the serviced self-care housing and 48 for the aged care facility);
- Office facilities fronting Quarry Road; and
- Landscaping across the site

Access to the site will be from both Quarry Road and Vineys Road, the basement car parking for the office facilities and the aged care facility operate independently from Vineys Road; but will tie in pedestrian links to the dwellings at the rear. The vehicle access to the seniors living dwellings will be from Quarry Road.

The proposal is supported by various plans and reports (Attachment A2-A23). The proposal will have a maximum height of 10.5 metres (three storeys) and maximum FSR of 0.65:1.

The height and bulk of the development is concentrated within the central portion of the site and will be planted out with trees and landscaping at its edge from Vineys Road the development will appear as a single storey development, whereas the appearance of the development from Quarry Road will be two storeys with loft.

The development at Vineys will be setback 10m and 11m from the western and eastern site boundaries respectively, and at Quarry Road will be setback 11m and 20m from the western and eastern site boundaries respectively. Added to this the central development will be setback 20m from the site's eastern boundary.

## **SCHEDULE 2**

### **Requirements imposed on determination:**

1. Ensure any development application incorporates a reticulated sewer for servicing the site to the satisfaction of Sydney Water;
2. Ensure that height, bulk, scale, setbacks and impacts to adjoining development are suitably addressed at the development application stage. This includes the need for the development to be compatible with the surrounding environment;
3. Demonstrate that the development is compatible with, and complements, the landscape character of the locality, including more mature planting, stronger screen planting on the northern boundary and consideration of retention of the two mature, isolated, high landscape significance native trees (Tree 10 Sydney Blue Gum and Tree 21 Forest Red Gum in Urban Forestry Australia (2019) Arboricultural Impact Assessment);
4. Protect and enhance the areas of remnant Blackbutt Gully Forest and Sydney Turpentine Ironbark Forest identified as offset areas on the site by Cumberland Ecology (2019);
5. Resolve over-land flood management; and
6. Resolve bushfire planning and management to the satisfaction of the RFS.