



NSW GOVERNMENT
Department of Planning

Office of the Director General

Mr Brian Tasker
Augusta Properties
Level 2/16 Byfield Street
Macquarie Park
NSW 2113

Our ref: CP08/471

Dear Mr Tasker

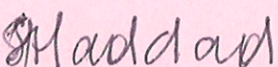
Subject: Determination of application for a site compatibility certificate, State Environmental Planning Policy (Housing for Seniors or People with a Disability)

I refer to your application of 16th September 2008 for a site compatibility certificate under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ('the SEPP') in relation to the proposed seniors housing development at 10 – 15 Fairway Drive, Kellyville.

I have determined to issue the site compatibility certificate under clause 25 (4) (a) of the SEPP. My determination is limited to the consideration of the development proposed to take place on the land zoned Special Uses. Baulkham Hills Shire Council (the Council) will still need to consider the suitability of the proposed development as a whole in accordance with the requirements of the SEPP when they determine your Development Application.

Should you have any further enquiries about this matter, I have arranged for Mr Matthew Rose, Planner, Sydney West – Metropolitan Planning, to assist you. Matthew may be contacted at the Department's Parramatta Office on (02) 9873 8527.

Yours sincerely


Sam Haddad
Director General

14. 11. 2008.

Seniors Housing Determination of Certificate of Site Compatibility

Part 1A of *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004

I, the Director-General of the Department of Planning, pursuant to clause 25(4)(a) of the *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004, determine the application made by Mr Brian Tasker of Augusta Properties on the 16th September 2008 by issuing this certificate.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 2 is compatible with the surrounding environment, having had regard to the criteria specified in clause 25(5)(b).

This certificate is issued only in relation to the land zoned as Special Uses.

S Haddad

Sam Haddad
Director-General
Department of Planning

Date certificate issued: *14 November 2008.*

Please note: This certificate will remain current for 24 months from the date of issue.

SCHEDULE 1

Site Description: Land zoned as Special Uses within the boundaries of 10 to 14 Fairway Drive, Kellyville, Baulkham Hills

SCHEDULE 2

Application made by: Mr Brian Tasker of Augusta Properties

Project description:

- The demolition of all existing development on the land;
- The construction of a part one storey and part two storey seniors housing complex containing a total of 148 self-contained, self-care dwellings;
- The construction of a single storey communal facility; and
- Watercourse restoration/improvement works as well as improvements to the existing riparian corridor to improve drainage.

Requirements imposed on determination:

Nil
