

THE HILLS SHIRE COUNCIL

129 Showground Road, Castle Hill NSW 2154
PO Box 75, Castle Hill NSW 1765

Telephone 02 9843 0555 Email council@thehills.nsw.gov.au

Facsimile 02 9843 0409 www.thehills.nsw.gov.au

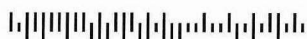
DX 8455 Castle Hill

ABN No. 25 034 494 656

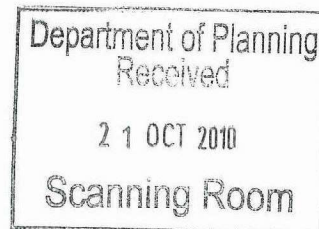


PCU015782

18 October 2010



Derryn John
Sydney West Region - Metropolitan Planning
NSW Department of Planning
Level 3, 3 Marist Place
PARRAMATTA NSW 2150



Our Ref: FP03

Dear Mr John

SEPP (Housing for Seniors and People with a Disability) 2004 – Application for a site compatibility certificate – Nos. 10-14 Fairway Drive, Kellyville

I refer to your letter received 20 September 2010 seeking comments with respect to an application for a site compatibility certificate for a proposed seniors housing development at the above property (the site).

The site is located within an area of Kellyville known as the Balmoral Road Release Area (BRRRA). The BRRRA was rezoned in 2006 to provide land for residential development. Under the provisions of the Baulkham Hills Local Environmental Plan 2005 the site is zoned part Residential 2(b1) and part Special Uses 5(a). Seniors housing developments are permissible with consent in the Residential 2(b1) zone and prohibited in the Special Uses 5(a) zone. The Special Uses 5(a) zoned land on the site has been set aside for the purpose of Trunk Drainage works to provide for the drainage of land within the BRRRA.

The objectives of the Residential 2(b1) zone are relevant to the proposed seniors housing development. In particular, objective (a) aims to create residential areas of predominantly single dwelling, low-density character and to maintain that character. The proposed seniors housing development comprises a total of 171 attached medium density dwellings. The intensification of development from the approved application DA549/2009/HC (being 148 dwellings) will further remove the proposed development from Council's vision for the area.

In terms of compliance with *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, the site is not well located with respect to access to facilities, nor is a public transport service available within 400 metres of the site pursuant to clause 26(2)(a) and (b). Further, the proposal has not been designed so that no building is constructed in a riparian zone (clause 33).

Should you require further information, please do not hesitate to contact the undersigned on 9843 0390.

Yours faithfully

DANA ALDERSON

FORWARD PLANNING COORDINATOR