

THE HILLS SHIRE COUNCIL

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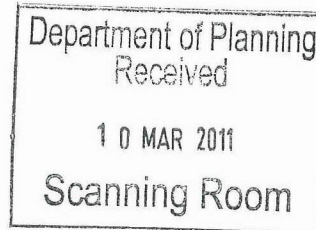
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7 March 2011



Rachel Cumming
Team Leader Sydney West Region
Level 3, 3 Marist Place
PARRAMATTA NSW 2150



Your Ref: 11/01798

Our Ref:

RE: SITE COMPATIBILITY CERTIFICATE APPLICATION; LOT 1 DP 195838, NO. 50
KENTHURST AVENUE, KENTHURST

I refer to your letter dated 11 February, 2011 seeking comments with respect to State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 – Application for a site compatibility certificate for the above mentioned property.

Clauses 24 and 25 of the State Environmental Planning Policy refers to the requirement for a site compatibility certificate to be obtained for developments which are proposed upon land that adjoins land zoned primarily for urban purposes, land identified as 'special uses' and land that is used for the purposes of an existing registered club. As the subject site is zoned Rural 1(c) a site compatibility certificate is required. Council as the consent authority is not able to grant consent for a development unless a site compatibility certificate has been provided.

The subject site is zoned Rural 1 (c) pursuant to Baulkham Hills Local Environmental Plan 2005. Seniors housing development is permissible with consent. The objectives of the Rural 1(c) are relevant to the proposal. In particular to accommodate rural-residential development that is sympathetic to the environment and minimises risks from natural hazards. It is considered that the proposal is consistent with this objective.

The proposed development is for the demolition of the existing buildings on site and the erection of a Seniors Living development of seventy (70) self care units. The development comprises:

- Twenty-two (22) villa dwellings (both 2 and 3 bedrooms);
- Forty-eight (48) units (2 bedroom) within four (4) apartment style buildings with basement parking;
- A swimming pool, gym, bowling green and community room.

In addition a roundabout is proposed to be constructed on Kenthurst Road to the front of the site, at the intersection with Pellitt Lane. The roundabout is considered integral to

English:

This letter contains important information. If you do not speak English and require a translation/interpreter you can either:

- *Come to Council's Administration Centre where we will be happy to assist*
- *Contact the Telephone Interpreter Service on 13 14 50 and ask them to call Council on 9843-0555 and enquire on your behalf.*

Korean

이 편지는 중요한 정보를 포함하고 있습니다. 만일 영어를 몰라서 번역이나 통역이 필요하시면 다음 중 한 가지를 하십시오:

- 카운슬의 행정 센터로 오시면 저희가 기꺼히 도와 드립니다.
- 전화 13 14 50 로 전화 통역 서비스에 연락해서 통역에게 9843-0555로 카운슬에 전화하여 당신 대신에 문의해 달라고 부탁하십시오.

Chinese

這封信包含有重要的訊息，如果您不會說英語和要求一個翻譯員／傳譯員，您可以：

- 來市議會的行政中心，我們很樂意幫助您。
- 打電話 13 14 50 到電話傳譯服務處，請他們打電話9843-0555到市議會幫您諮詢有關詳情。

Arabic

هذه الرسالة تحتوي على معلومات هامة. إذا كنت لا تتكلم الإنجليزية وتحتاج إلى ترجمة/ مترجم فيمكنك أن:

- تأتي إلى مركز إدارة المجلس حيث يساعدنا أن نساعدك
- تتصل بخدمة الترجمة الهاتفية على ١٣١-٤٥٠ واطلب منهم الإتصال بالمجلس على ٩٨٤٣-٠٥٥٥ ويقوموا بالإستفسار بالنيابة عنك.

Italian

Questa lettera contiene informazioni importanti. Se non parli inglese e hai bisogno di una traduzione o di un interprete puoi:

- o venire all'ufficio amministrativo centrale del municipio (Council's Administration Centre) dove saremo ben lieti di aiutarti.
- o contattare il servizio telefonico d'interpretariato (Telephone Interpreter Service) al numero 13 14 50 e chiedere loro di chiamare il municipio al numero 9843-0555 e chiedere ragguagli per te.

Greek

Το γράμμα αυτό περιλαμβάνει σημαντικές πληροφορίες. Αν δεν μιλάς Αγγλικά και χρειάζεσε μετάφραση/ διερμηνέα μπορείς να:

- Έλθεις στο Διοικητικό Κέντρο της Δημαρχείας όπου ευχαρίστως θα σε βοηθήσουμε, η
- Τηλεφωνήσε στη Τηλεφωνική Υπηρεσία Διερμηνέων στο 13 14 50 και πες τους να τηλεφωνήσουν στη Δημαρχεία στο 9843-0555 και να ζητήσουν πληροφορίες εκ μέρους σου.

the surrounding road network by reducing vehicle speeds on the approaches to busy commercial and school environments along Kenthurst Road.

In terms of compliance with State Environmental Planning Policy (Housing for Senior's or People with a Disability) 2004, the site is well located with respect to access to facilities and public transport service is available within 400 metres of the site.

The entry to the Dural mall is located approximately 370 metres from the site along Kenthurst Road. Opposite the site is the Dural library, squash and basketball court and oval. In addition, access will be available on site to recreational facilities such as the pool and bowling green.

A bus stop is located opposite the site on Kenthurst Road approximately 50 metres from the site entry. The bus service to Dural and Castle Hill will be regularly available during weekdays and is available during the specified times. Subject to the construction of a footpath the development will comply with the SEPP requirements.

Should you require further information, please do not hesitate to contact the undersigned on 9843-0258

Yours faithfully

A handwritten signature in black ink, appearing to be 'F. Rayner', with a stylized flourish at the end.

Fletcher Rayner

ACTING MANAGER – FORWARD PLANNING