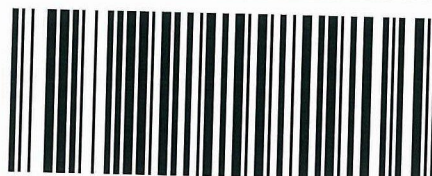


THE HILLS SHIRE COUNCIL

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



PCU036818

16 August 2012



Tai Ta
Sydney West Region
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Your Ref:
Our Ref: 105086161

Dear Sir

Application for a site compatibility certificate SEPP (Housing for Seniors and People with a Disability) 2004 at No. 6 Fairway Drive, Kellyville

I refer to your letter dated 7 August 2012 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 abovementioned 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 adjoins land zoned Special Uses 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 site is located within an area of Kellyville known as the Balmoral Road Release Area (BRRA). The BRRA 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 BRRA.

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 Residential Care facilities for 160 beds and self contained dwellings for 39 units. The built form of the proposal is not considered to be consistent with the low-density character which is envisaged for development within the Residential 2(b1) zone.

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 도와드립니다.
- 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 الى 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 χρειάζεσαι μετάφραση/διερμηνέα μπορείς να:

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

Clause 26 of the State Environmental Planning Policy refers to the access:-

1. Council must not grant consent unless the residents of the proposed development will have access that complies with subclause (2) to:
 - (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and
 - (b) community services and recreation facilities, and
 - (c) the practice of a general medical practitioner.

(2) Access complies with this clause if:

- (a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14.

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.

Should you require further information, please do not hesitate to contact the undersigned on 9843 0269.



Bronwyn Smith
FORWARD PLANNING COORDINATOR