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Our ref: 13/05593

Mr Mike George
Director
Mike George Planning Pty Ltd
PO Box 135
ROSEVILLE NSW 2069

Dear Mr George

Application for a Site Compatibility Certificate – Lot 1 & 2 DP 21249, No 5552-5554 Old Northern Road, Wisemans Ferry - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I am writing in response to your application dated 15 February 2013, for a Site Compatibility Certificate on land at No 5552-5554 Old Northern Road, Wisemans Ferry under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (The SEPP).

A quick scrutiny of your application and the supporting documents indicates that significant information is missing from the application. Following is a brief list of information which is not included in the application:

1. Gradient of the site.
2. Details of the facilities that are accessible as per clause 26 of the SEPP.
3. The site is affected by bushfire hazard and, according to the draft Statement of Environmental Effects, the application is accompanied by a bushfire risk assessment report prepared by Australian Bushfire Protection Services. However, that report is not attached, and the outcomes of that report are not discussed in the application.
4. Similarly, detailed flood management information is required, including the evacuation arrangements, as the site is located close to the Hawkesbury River.
5. Drainage strategy and waste management plan.
6. The following documents are not attached with the application as claimed in the application:
 - a. Sinclair Knight Merz report about water and sewerage infrastructure;
 - b. Appendix D containing copies of letters of local support for the proposal; and
 - c. A detailed accessibility report prepared by Accessibility Solutions.

In light of the above, I wish to give you the opportunity to resubmit your application with further detailed information. Alternatively, the Department will proceed to finalise an assessment based on the existing information.

Please respond with your preference by 12 April 2013.

Should you have any questions with regards to this matter, please contact Chris Browe on 9860 1108.

Yours sincerely



Peter Goth
Regional Director
Sydney West Region

3 April '13