



Mr Robert Stephens
Acting General Manager
Hornsby Shire Council
PO Box 37
HORNSBY NSW 1630

Our ref: 16/10844

Dear Mr Stephens

Bob

Determination of application for a site compatibility certificate for 3 Quarry Road and 4 Vineys Road, Dural – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to the above application and Council's comments received on 31 August 2016.

I, the Deputy Secretary, Planning Services as delegate of the Secretary have determined the application under clause 25(4)(a) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (SEPP (Seniors Housing)) by issuing a site compatibility certificate. I have attached the Certificate of Site Compatibility.

In making my determination, I have closely considered the comments made by Council.

In particular, I had regard to the limited number of additional trips (95) that would be generated by the proposed development during commuter peak hours that would mean surrounding intersections would generally maintain their current level of service at those times.

I have also advised the applicant to further address a number of matters identified by Council including demonstrating that the proposed development will be connected to a reticulated water system and have adequate facilities for the removal or disposal of sewage, and further consideration is given to overland stormwater flooding on the site.

If you have any questions in relation to this matter, please contact Mrs Catherine Van Laeren, Director of the Department of Planning and Environment's Sydney Region West office on 02 9860 1520.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

Encl: Certificate of Site Compatibility

25/05/2017