

11 April 2019

Steven Head
General Manager
Hornsby Council
296 Peats Ferry Road
Hornsby NSW 2077

Dear Steven

Determination of application for a site compatibility certificate for 663-667 Old Northern Road and 4 Franlee Road Dural – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to the application, submitted by APP Corporation Pty Ltd, for a site compatibility certificate for seniors housing development at 663-667 Old Northern Road and 4 Franlee Road Dural under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

The Sydney North Planning Panel considered the application and supporting documents, the comments provided by the local council, and the Department of Planning and Environment's assessment and has refused the application as it does not satisfy the criteria of the Seniors Housing SEPP.

The Panel concurred with the Department's recommendations that the site of the proposed development is not suitable for more intensive development for the following reasons:

1. It is not compatible with the existing or future uses of the land surrounding the site,
2. There is insufficient infrastructure, particularly road infrastructure to support the proposed growth, and
3. It would result in a development for which the bulk and scale is out of character with the surrounding area.

If you have any questions in relation to this matter, please contact Ann-Maree Carruthers in the Department of Planning and Environment's Sydney Region West on 02 9274 6270.

Yours sincerely



Peter Debnam
Chair
Sydney North Planning Panel
Encl: Site compatibility certificate