

Ref number: 2019SNH011

Peter Alevizos
APP Corporation Pty Ltd
Level 7, 116 Miller Street
North Sydney NSW 2060

Dear Peter

Determination of application for a site compatibility certificate for 795-821 Old Northern Road Dural – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to your application of 8 December 2017 for a site compatibility certificate under clause 25(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) in relation to 795-821 Old Northern Road Dural.

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 Departments 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