



Mr Michael Edgar  
General Manager  
The Hills Shire Council  
PO Box 7064  
BAULKHAM HILLS BC 2153

IRF17/36

Dear Mr Edgar *Michael*

**Determination of application for a site compatibility certificate for Lots 1 and 2 DP 560912 (3 and 5 Pellitt Lane) and Lot 1 DP 534265 (9 Wirrabarra Road), Dural – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

I refer to the application for a site compatibility certificate under clause 25(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in relation to land known as Lots 1 and 2 DP 560912 (3 and 5 Pellitt Lane) and Lot 1 DP 534265 (9 Wirrabarra Road), Dural.

A site compatibility certificate (SCC) was issued for this site in 2016 and the current application has been lodged as the previous certificate is due to expire. I note that matters previously addressed in the issuing of the 2016 SCC have not changed and understand Council has reiterated its concerns regarding permissibility of the SEPP in relation to this site. I am satisfied the SEPP applies to the site as the site adjoins land primarily for urban purposes.

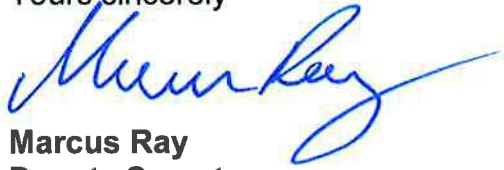
Further, while the Department appreciates the unique challenges Council is facing regarding development in rural areas, the Department is not in a position to refuse or defer consideration of SCCs pending the outcome of Council's strategic investigations. The determination of SCCs is based on a strategic and site-specific merit assessment, consistent with the Seniors Housing SEPP.

Having considered the application, I, the Deputy Secretary, Planning Services, as delegate of the Secretary of the Department of Planning and Environment, have determined the application under clause 25(4)(a) of the SEPP by issuing a site compatibility certificate subject to satisfaction of certain requirements specified in the certificate (clause 25(7)). I have attached the certificate of site compatibility.

In issuing this certificate, I have determined that the site is suitable for more intensive development and that use of the site for seniors housing is compatible with the surrounding environment and land uses. The location and final number of serviced self-care housing units/dwellings and number of beds in the residential care facility permitted on site shall be determined by Council through the assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.

Should you have any enquiries about this matter, please contact Mr Adrian  
Hohenzollern, Team Leader, Sydney Region West, at the Department on 9860 1505.

Yours sincerely



**Marcus Ray**  
**Deputy Secretary**  
**Planning Services**

*23/03/2018*  
Encl: Site compatibility certificate