

Mr Paul Bennett  
General Manager  
Tamworth Regional Council  
PO Box 555  
TAMWORTH NSW 2340

Dear Mr Bennett

**Determination of application for a site compatibility certificate for Lot 1, DP 220319, 47 Darrell Road, Calala.**

I refer to the application, submitted by Perception Planning Pty Ltd, for a site compatibility certificate for the development of serviced self-care seniors housing on part Lot 1 DP 220319, 47 Darrell Road, Calala under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

I, the Deputy Secretary, Planning Services, as delegate of the Secretary, have determined the application under clause 25(4)(a) of the Seniors Housing SEPP by refusing to issue a site compatibility certificate.

I have formed the opinion that the site is not suitable for more intensive development for the following reasons:

- The site cannot currently be serviced by the existing gravity reticulation system. It is also uncertain as to whether the downstream mains have the capacity for additional flows;
- Council's current Water Strategy does not make allowance for the servicing of this site and it is uncertain as to whether the existing system has the capacity for additional loading; and
- The development would require the securing of easements over downstream properties to discharge major and minor stormwater overland flows.

I understand that the population of the area is growing and recognise there is a need for additional aged housing in the area. For this reason, the applicant has been advised that should these servicing issues be resolved in the future, a new Site Compatibility Certificate for the site can be sought.

In the interim I have suggested that the proponent work with Council to resolve the servicing issues.

If you have any questions in relation to this matter, please contact Mr Jeremy Gray, of the Department of Planning and Environment's Northern Region office on 6641 6602.

Yours sincerely



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

17/09/2018