



Mr Matthew Brown  
Perception Planning Pty Ltd  
PO Box 107  
CLARENCE TOWN NSW 2321

Dear Mr Brown

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

I refer to your application for a site compatibility certificate under clause 25(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the Seniors Housing SEPP) in relation to part Lot 1 DP 220319, 47 Darrell Road, Calala.

I, the Deputy Secretary, Planning Services, as delegate of the Secretary, have determined not to issue a certificate for the application under clause 25(4)(a) of the Seniors Housing SEPP. The reasons for not issuing a certificate are 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, should these servicing issues be adequately resolved in the future, I would invite you to reapply for a site compatibility certificate for the site.

In the interim I encourage you to work with Tamworth Regional 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 6600.

Yours sincerely



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

14/09/2018