

**State Environmental Planning Policy (Housing for Seniors or People with a
Disability) 2004
Site Compatibility Certificate**

The Sydney Central City Planning Panel has determined the application made by Glendenning Minto and Associates Pty Ltd on 5 November 2018, by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The Panel certify that in their opinion:

- the site described in Schedule 1 is suitable for more intensive development;
- the development described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b);
- that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.



**Paul Mitchell
Acting Chair
Sydney Central City Planning Panel**

Date certificate issued: 28 June 2019

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)) and cannot be varied during its currency to cover additional land.

SCHEDULE 1

Site description: 146 Glenhaven Road, Glenhaven (Lot 102 DP 1205322).

Development description: Extension of the existing facility involving the construction of 12 single storey villas.

SCHEDULE 2

Requirements imposed on determination:

In addition to satisfying all relevant Environmental Planning & Assessment Act and 4.15 matters, the final development layout, design and number of dwellings (maximum of 12 additional dwellings) will be subject to the consent authority being satisfied with the resolution of issues relating to:

1. biodiversity – any future development is to ensure the conservation and effective management of native vegetation on the site;
2. bush fire management – any future development is to be carried out in accordance with the relevant provisions of *Planning for Bushfire Protection 2006* (or as updated), through concurrence with the NSW Rural Fire Service. Any required Asset Protection Zone is not to require the removal of any vegetation listed under the Biodiversity Conservation Act 2016;
3. bulk, scale and built form to appropriately respond to surrounding land uses and transition appropriately; and
4. setbacks and landscaping are to satisfy the Hills Shire Council's normal requirements and the design of the development is to be compatible with adjoining development to ensure the visual amenity of the area is protected.

These matters are to be determined through the assessment of the development application under section 4.15 of the *Environmental Planning and Assessment Act 1979*.