

Seniors Housing Determination of Certificate of Site Compatibility

Part 1A of *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004

I, the Director-General of the Department of Planning, pursuant to clause 25(4)(a) of the *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004, determine the application made by Gelder Architects Pty Limited on 12 December 2009 by issuing this certificate.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 2 is compatible with the surrounding environment, having had regard to the criteria specified in clause 25(5)(b).

Under clause 25(7), this certificate is only valid in relation to development that satisfies the requirements specified in Schedule 2 of this certificate.



Sam Haddad
Director-General
Department of Planning

Date certificate issued: **23rd June 2010**

Please note: This certificate will remain current for 24 months from the date of issue.

SCHEDULE 1

Site description:

The site is located at 353 Galston Road, Galston (Part Lot B2 DP 353028), within the Hornsby Shire Council Local Government Area

SCHEDULE 2

Requirements imposed on determination:

The final number of dwellings to be determined by Council taking into account:

- a) the area of the site, setbacks from Galston Road and Belbowrie Road;
- b) the availability of potable water that can be supplied to the site;
- c) the requirements of a sewerage reticulation system to serve the development;
- d) Council's Development Control Plan; and
- e) A concept plan that addresses the provisions of clause 17, *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004.