



Planning
Office of the Director General



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Department Generated
Correspondence (Y)

Mr Mark Freeman
1269 Beaconsfield Rd
Oberon NSW 2787

Attention: Brodie Freeman

Dear Mr Freeman

**Subject: SEPP (Housing For Seniors or People With Disability) 2004 Site
Compatibility Certificate Application: No. 1804-1812, Lot 4 DP 218571 The Northern
Road, Orchard Hills**

I am writing in regard to the application for a Site Compatibility Certificate received at the Department of Planning on 12 August 2010, in relation to the SEPP (Housing for Seniors or People with Disability) 2004 (the SEPP) for land at No. 1804-1812, Lot 4 DP 218571 The Northern Road, Orchard Hills.

I have made the determination to issue the Site Compatibility Certificate under clause 25(4)(a) of the SEPP. I did so on the basis the site of the proposed development is suitable for more intensive development and that development for the purposes of seniors housing of the kind proposed in the application is compatible with the surrounding environment, having had regard to the criteria specified in clause 25(5)(b).

I would like to mention the conditions of the certificate are:

- Public bus and pedestrian route services enhancement for residents.
- Consideration of any impact on onsite vegetation.
- Ensure the built form, bulk and scale respect the surrounding development pattern.

Please note that although not included as part of the Site Compatibility Certificate, Council may want to include conditions for minimum frontage, development design and site layout and other requirements at the development application stage.

Should you wish to discuss this matter, I have arranged for Mr Derryn John, Team Leader, Sydney West to assist you. Mr John can be contacted on 9873 8543.

Yours sincerely


Sam Haddad

Director General

12/10/2010