

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 Mr Mark Freeman on the 02 August 2010 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 19(7), this certificate is only valid in relation to development that satisfies the requirements specified in Schedule 2 of this certificate.

Sam Haddad

Sam Haddad
Director-General
Department of Planning

Date certificate issued: 12th November 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 1804-1812, The Northern Road, Orchard Hills (Lot 4 DP 218571) within The Penrith City Council Local Government Area.

SCHEDULE 2

Application made by:

Mr Mark Freeman

Project description:

The proposal is to enable construction of single and double storey villas, terrace and town house style dwellings for seniors housing.

Requirements imposed on determination:

- 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.
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