

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

I, Director General of the Department of Planning and Infrastructure, determine the application made by Mike George Planning Pty Ltd on 14 March 2013 by issuing this certificate under clause 25(4)(a) of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

I certify that in my opinion:

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

Madhavi

Director General
Department of Planning and Infrastructure

Date certificate issued: 14 | 8 | 2013 .

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

SCHEDULE 1

Site description: Lot 1 and 2, DP 21249, 5552-5554 Old Northern Road, Wisemans Ferry

Project description: To permit 26 self-care seniors housing dwellings and associated car parking.

SCHEDULE 2

Application made by: Mike George Planning Pty Ltd

Requirements imposed on determination:

The Applicant shall submit the following to The Hills Shire Council at development application stage:

- o a safe evacuation plan for the residents in the time of an emergency,
- o a Bushfire Hazard Assessment Report (duly approved by the NSW Rural Fire Services), and
- o documents demonstrating that the site can be connected to the reticulated water supply system and facilities for the removal of sewerage.