

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

I, the Deputy Secretary, Planning Services as a delegate of the Secretary, of the Department of Planning and Environment determine the application made by Claron Consulting Pty Ltd on 16 September 2015 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.



**Marcus Ray
Deputy Secretary
Planning Services**

Date certificate issued: 09/06/2016

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

SCHEDULE 1

Site description: Lots 1 and 2, DP 560912 (3 and 5 Pellitt Lane) and Lot 1, DP 534265 (9 Wirrabara Road), Dural

Local Government Area: The Hills Shire

Project description: 104 serviced self-care dwellings in combination with a 72 bed residential care facility, community buildings and associated car parking.

SCHEDULE 2

Application made by: Claron Consulting Pty Ltd

Requirements imposed on determination: the location and final number of serviced self-care housing units/dwellings and number of beds in the residential care facility permitted on site shall be determined by Council through the assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.