



## Planning & Environment

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

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I, the Deputy Secretary, Planning Services, as a delegate of the Secretary of the Department of Planning and Environment determine the application made by BBF Town Planners on 4 February 2016 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).

This certificate is only valid in relation to development that satisfies the requirement specified in schedule 2 of this certificate.

**Marcus Ray**  
Deputy Secretary  
Planning Services

Date certificate issued: *15 July 2016*

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

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#### SCHEDULE 1

**Site description:** 705-717 Old Northern Road, Dural (Lot X, DP 403409).

**Local Governmental Area:** Hornsby Shire Council.

**Project description:** New Residential Aged Care Facility providing 158 rooms (beds) with semi-basement car parking and communal facilities, including facilities for the care of patients with dementia.

## **SCHEDULE 2**

**Application made by:** BBF Town Planners on behalf of Thompson Health Care.

**Requirements imposed on determination:**

The applicant is to comply with clause 26(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* to provide appropriate footpath gradients.