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

**Certificate of Site Compatibility**

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I, the Executive Director, Regions, Planning Services, as delegate of the Secretary, of the Department of Planning and Environment, determine the application made by Paradigm Planning & Development Consultants 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;
- the development described in Schedule 1 is compatible with the surrounding environment and surrounding land uses, 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 application is compatible with the surrounding land uses subject to the requirements specified in Schedule 2 of this certificate.



**Stephen Murray**  
Executive Director, Regions  
Planning Services

Date certificate issued: 10 JUNE 2017

**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:** Lot 8 – 13, Section L, DP 1925, 40B Thompson Street, Belmont South

**Project description:** Works to develop the site for seniors housing comprising:

- removal of existing remnant vegetation where necessary; and
- construction of 24 infill self-care seniors living dwellings.

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## SCHEDULE 2

**Application made by:** Paradigm Planning & Development Consultants on behalf of Belmont Golf Club.

**Requirements imposed on determination:**

The final design and number of self-care seniors living dwellings in the proposed seniors housing development will be subject to the resolution of issues relating to:

- built form;
- environmental hazards, including flooding, coastal vulnerability, bushfire and soil contamination; and
- potential ecological impacts.

These matters shall be determined through the assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.