



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

I, the Executive Director, Regions, as delegate of the Secretary of the Department of Planning and Environment determine the application made by McCloy Thornton Pty Limited on 9 August 2017 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 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.

Stephen Murray
Executive Director, Regions
Planning Services

Date certificate issued: *4 October 2017*

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

SCHEDULE 1

Site description: Lot 2, DP 1145348, 107 Haussman Drive, Thornton

Project description: 161 serviced self-contained dwellings, community facilities and associated road works.

SCHEDULE 2

Application made by: McCloy Thornton Pty Limited.

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:

- demonstrate that vegetation modification to support bushfire mitigation and access is balanced against maintaining the ecological values of the EEC on site;
- address health and safety standards for residential development near an electrical substation facility;



- address compliance with clause 26 of the *SEPP (Housing for Seniors or People with a Disability) 2004*; and
- include evidence of compliance with clause 42 of the *SEPP (Housing for Seniors or People with a Disability) 2004*.

Any development application for the proposed development must include the following:

- Traffic Impact Assessment;
- Stormwater Management Plan;
- Contamination Report;
- Flora and Fauna Report;
- Geotechnical investigation; and
- Bushfire Hazard Report.