



**Planning &
Environment**

IRF18/781

Mr Danny Bayly
Bayline Investments (NSW) P/L
PO Box 82
HARRINGTON NSW 2427

Dear Mr Bayly


Determination of application for a site compatibility certificate for 26-56 Manor Road, Harrington – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to your application of 29 November 2017 for a site compatibility certificate under clause 25(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) in relation to 26-56 Manor Road, Harrington.

I, the Executive Director, Regions, as delegate of the Secretary, have determined the application under clause 25(4)(a) of the Seniors Housing SEPP by issuing a site compatibility certificate subject to satisfaction of certain requirements specified in the certificate (clause 25(7)). I have enclosed the site compatibility certificate.

If you have any questions in relation to this matter, please contact Mr Trent Wink in the Department of Planning and Environment's Newcastle office on 4904 2700.

Yours sincerely

 4 April 2018
Stephen Murray
Executive Director, Regions
Planning Services

Encl: Site compatibility certificate



Planning & Environment

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 Bayline Investments (NSW) P/L on 29 November 2017 by issuing this certificate under clause 25(4)(a) of 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 April 2018*

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 1219123, Lot 4 DP 1219124 and Lot 6 DP 1217806 –
26-56 Manor Road, Harrington.

Project description: A retirement village comprising 293 serviced self-care dwellings, associated recreation facilities, ancillary commercial uses and community title subdivision.

SCHEDULE 2

Application made by: Bayline Investments (NSW) P/L

Requirements imposed on determination:

1. The final number of seniors housing dwellings will be determined through the assessment of the development application.
2. The commercial uses must be ancillary to the serviced self-care dwellings.