

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

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The Northern Regional Planning Panel has determined the application made by Planners North Pty Ltd on 30 July 2018 by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The Panel certifies that in its 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 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 only if it satisfies certain requirements specified in Schedule 2 of this certificate.



**Paul Mitchell OAM**  
**Chair**  
**Northern Regional Planning Panel**

Date certificate issued: 2 April 2020

**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:** That part of Lot 239 DP 1201225, 67 Skennars Head Road, Skennars Head not identified as 'Coastal wetlands' under the State Environmental Planning Policy (Coastal Management) 2018

**Project description:** Serviced self-care seniors housing

**Application made by:** Planners North Pty Ltd

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## **SCHEDULE 2**

### **Requirements imposed on determination:**

The Panel requests Ballina Shire Council to consider the following two matters in its assessment of a future DA for seniors housing:

1. The adoption of procedures to ensure all fill imported to the site is clean and free of contaminants.
2. That the on-site stormwater system replicates natural drainage to the extent practicable to ensure flows are not concentrated in a way that would pose an erosion hazard.