

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

The Northern Regional Planning Panel has determined the application made by Ardill Payne & Partners dated 9 August 2019 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 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.



Garry West
Chair
Northern Regional Planning Panel

Date certificate issued: 18 October 2019

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

SCHEDULE 1

Site description: The site compatibility certificate applies to the land at 126 North Street, Grafton (Lot 72 DP 1228271)

Project description: The proposal is for alterations and additions to the existing residential aged care facility (St Catherine's Residential Aged Care). The proposal increases the number of beds on-site from 63 to a maximum of 87.

SCHEDULE 2

Application made by: Ardill Payne & Partners on behalf of Southern Cross Care (NSW & ACT) Ltd

Requirements imposed on determination:

1. The final layout and building construction in the proposed seniors housing development will be subject to the resolution of issues relating to:
 - flooding; and
 - acid sulfate soils.