



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

Certificate of Site Compatibility

I, the Acting Deputy Secretary, Planning Services as delegate of the Secretary of the Department of Planning and Environment determine the application made by Corner of the Roads Pty Ltd 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; and
- 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 development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.


Stephen Murray
Acting Deputy Secretary
Planning Services

Date certificate issued: *14 July 2017*

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

SCHEDULE 1

Site description: 58 Laitoki Road, Terrey Hills (Lot 368 DP 752017)

Project description: To permit self-care dwellings, bed residential aged care facility, community facilities and ancillary services and basement carparking for seniors living at 58 Laitoki Road, Terrey Hills.



SCHEDULE 2

Application made by: Corner of the Roads Pty Ltd

Requirements imposed on determination:

1. The final layout, building construction and onsite facilities in the proposed seniors housing development will be subject to the resolution of issues relating to:
 - access to services and facilities via appropriate pedestrian and public transport facilities;
 - building bulk and scale;
 - flora and fauna issues;
 - land slip issues;
 - flooding;
 - traffic; and
 - potential contamination.