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

**Site Compatibility Certificate**

The Hunter and Central Coast Regional Planning Panel has determined the application made by Perception Planning on 9 October 2020 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 not suitable for more intensive development;
	+ the development described in Schedule 1 is not 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 not compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.

**Alison McCabe**

**Chair**

**Hunter and Central Coast Planning Panel**

Date certificate issued: **Date**

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

**SCHEDULE 1**

**Site description:** Lot 3 DP 807949, 474 Phoenix Park Road, Largs.

**Project description:** 46 single storey self-contained dwellings (serviced self-care housing), comprising a mix of two and three bedrooms, including a community hall, BBQ and communal area and visitor car parking.

**Application made by:** Perception Planning

**SCHEDULE 2**

**Reasons for refusal:**

* The application is not supported because:
	+ the scale of the proposal continues to be not consistent with the local character of the area and the likely future rural uses of the surrounding land;
	+ The proposal continues to not be consistent with local and state strategies to direct future urban growth towards a more compact and sustainable development outcome; and
	+ The site continues to not have access to an appropriate level of services and public transport commensurate with the scale of the proposed seniors living development and fails to satisfy *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.