

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

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The Sydney North Planning Panel has determined the application made by HammondCare on 28 June 2021 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.



**Peter Debnam**  
**Chair**  
**Sydney North Planning Panel**

Date certificate issued: **13 April 2022**

**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:** 4-12 Neringah Avenue South, Wahroonga

- Lot 52 DP 2666
- Lot 1 DP 960051 (2 Neringah Ave South, Wahroonga)
- Lot 1 DP 1199937 (4-10 Neringah Avenue South, Wahroonga)

**Project description:** Seniors Housing Development across two buildings to include a mix of 60 self-contained dwellings and 9 Residential Aged Care Facility beds, 18 palliative care beds, 90 parking spaces with basement parking and associated amenities and landscaping.

**Application made by:** Ethos Urban on behalf of HammondCare

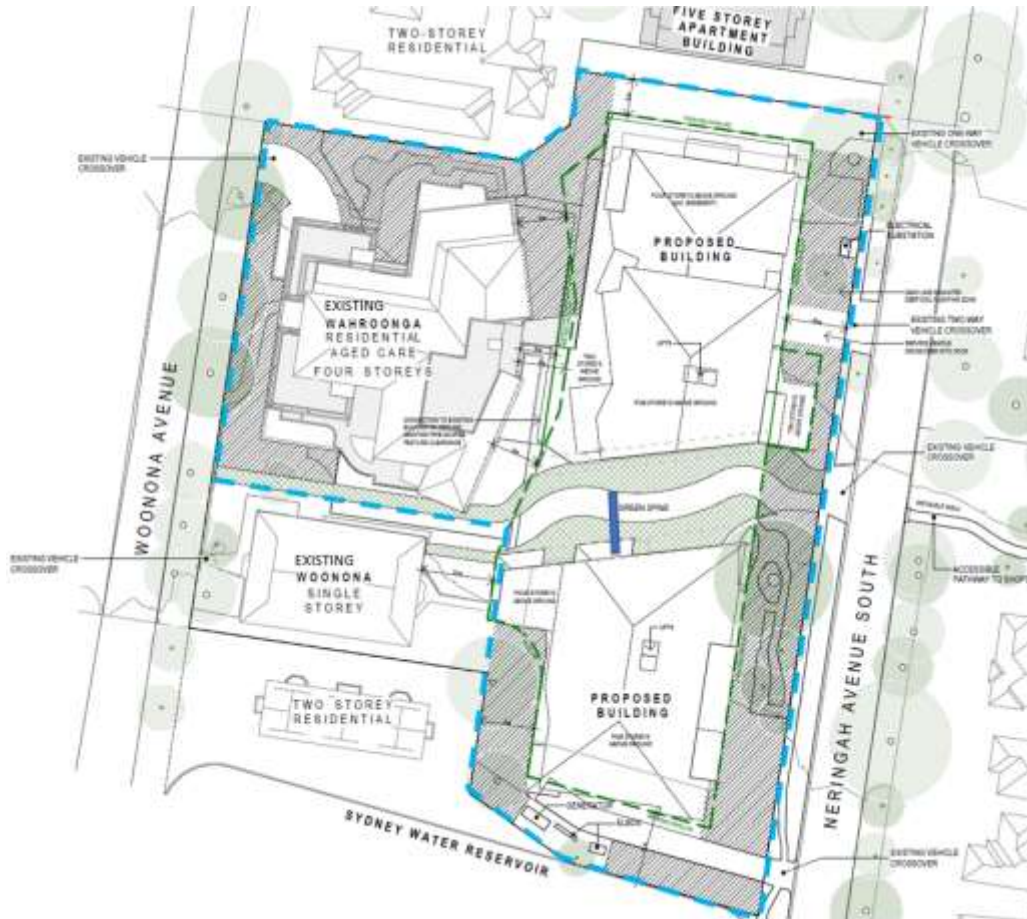
**Planning Panels Secretariat**

320 Pitt Street Sydney | GPO Box 39 Sydney NSW 2001 | T 02 8217 2060 | [www.planningpanels.nsw.gov.au](http://www.planningpanels.nsw.gov.au)

## SCHEDULE 2

### Requirements imposed on determination:

1. The land area subject to the additional FSR sought under cl45 Vertical Villages is indicated in **Figure 1**. This area does not include the 'Woonona House' heritage item and area of the site zoned R2 Low Density Residential;
2. The through site link / green spine proposed to link Neringah Avenue South and Woonona Avenue as indicated in **Figure 2** is to be made publicly accessible;
3. Consideration of the provision for access to relevant off-site facilities in accordance with the provisions of cl.26 of State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 including any necessary modifications to Archdale Walk or existing footpath gradients in the surrounding streets are to be completed to the satisfaction of Ku-ring-gai Council;
4. Consideration of SEPP 65 and the Apartment Design Guide relating to the independent living units proposed;
5. Consideration of the proposed encroachment into the front setback and an appropriate design response is adopted to mitigate any impacts to the streetscape; and
6. Consideration of the proposed bulk and scale and its relationship with the heritage item and its curtilage to be resolved at DA stage through assessment under section 4.15 of the *Environmental Planning and Assessment Act 1979*.



**Figure 1:** Area in blue dash subject to additional FSR sought under cl45 Vertical Villages (area zoned R4 High Density Residential).



**Figure 2:** Location of green spine / through site link