

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

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The Southern Regional Planning Panel has determined the application made by Stiletto Homes on 3 February 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 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 development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.



**Gordon Kirkby**  
**Chair**  
**Southern Regional Planning Panel**

Date certificate issued: **Wednesday, 27 May 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:** Lot 1 DP 1069961 (14 Hamilton Road, Albion Park) – excluding land identified as ‘environmentally sensitive land’ as shown on Stiletto Homes Site Plan dated January 2020 – A02.

**Project description:** Seniors serviced self-care housing comprising up to 29 dwellings and a community building.

**Application made by:** Stiletto Homes

**Planning Panels Secretariat**

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## SCHEDULE 2

### Requirements imposed on determination:

- The final layout, number of units and on-site facilities will be subject to the consent authority being satisfied with the form, height, bulk and scale of the development, as well as setbacks, landscaping, access and parking arrangements, and shall be determined through the assessment of the development application under section 4.15 of the *Environmental Planning and Assessment Act 1979*, and
- That part of the lot identified as 'environmentally sensitive land' on Stiletto Homes Site Plan dated January 2020 – A02 is to be a riparian buffer.
- A future development application for seniors living on the site shall address the following matters to the satisfaction of the consent authority:
  - Provision of a continuous pedestrian footpath between the site and the existing footpath at Taylor Road;
  - Provision of an adequate landscaped setback for proposed residences along the eastern boundary of the site to minimise potential land use conflict with the adjoining landscape supply premises;
  - Provision of an adequate landscape setback along the southern boundary of the site fronting the proposed Tripoli Way extension.
- The consent authority for a future development application being satisfied that a restriction as to user will be registered against the title of the property on which development is to be carried out, in accordance with section 88E of the Conveyancing Act 1919, limiting the use of any accommodation to which the application relates to the kinds of people referred to in Clause 18 of SEPP (Housing for Seniors or People with a Disability) 2004.
- The consent authority for a future development application being satisfied that access to health and other services can be maintained in the event of flooding in adjacent areas.