

**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 Perception Planning on 23 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 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.



**Paul Mitchell OAM
Chair
Northern Regional Planning Panel**

Date certificate issued: **8 February 2021**

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

SCHEDULE 1

Site description: Part Lot 1 DP 220319, 47 Darrell Road, Calala, as identified as the 'focus area' on the figure attached to Schedule 1

Project description: 69 single-story serviced self-care dwellings

Application made by: Perception Planning

FIGURE ATTACHED TO SCHEDULE 1



SCHEDULE 2

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:
 - a) Stormwater - the feasibility and practicality of on-site stormwater disposal and/or satisfactory arrangements for off-site disposal are to be provided.
 - b) Water and sewer – upgrading requirements are to be identified and arrangements proposed for the provision of these utilities including any necessary financial contributions to the relevant servicing agencies.
 - c) Roads and access – the traffic impacts of the proposal are to be fully investigated by a suitably qualified traffic engineer. Proposed arrangements to address any decline in traffic service levels, road safety or amenity impacts are to be provided, as are proposed arrangements for satisfactory access or evacuation during any potential emergencies.
 - d) Bus services – proposed arrangements for the necessary bus services are to be provided. If the public bus service does not comply with the access and gradient provisions in the Seniors Housing SEPP then it will be necessary for the proposal to incorporate a private bus service.
 - e) Land contamination – a preliminary site investigation is to be undertaken and following this, if warranted by the preliminary report, detailed investigations of all or part of the site are to be undertaken.
 - f) Flora and fauna – investigations to identify any areas of ecological value are to be undertaken by an appropriately qualified person and any appropriate conservation measures are to be proposed.
 - g) Food preparation for residents – proposed arrangements for reliable and sanitary provision of meals for residents are to be provided.
 - h) Landscaping and buffers – a detailed landscaping plan is to be provided. The associated investigations are to include consideration of the desirability of providing an extended vegetated buffer along the eastern boundary of the site.
 - i) Electricity transmission infrastructure – all necessary investigations of the safety and ongoing operations needs of the transmission lines running across the site are to be undertaken in consultation with the owners and operators of this infrastructure.
 - j) Information to adjoining land-owners – Tamworth Regional Council is asked to inform both existing and prospective owners of land adjoining the site of the existence of this SCC when any inquiries are made of Council. This should occur up to the date when either the SCC lapses or a DA is lodged for seniors living on the site.

If the Council believes the above condition is impractical the Council is asked to inform the Panel Chair of this. In such circumstances the Chair would then request DPIE to adopt measures to improve communication and awareness of the existence of SCCs on certain lands; one potential measure that could be suggested is to have the existence of SCCs on certain lands noted on the NSW Planning Portal's spatial viewer.