



**Seniors Housing
Determination of Certificate of Site Compatibility**

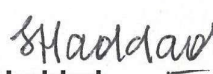
Part 1A of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

I, the Director-General of the Department of Planning and Infrastructure, pursuant to clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, determine the application made by Thinc Projects Australia Pty Ltd on 27 June 2012 by issuing this certificate.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 2 is compatible with the surrounding environment, having had regard to the criteria specified clause 25(5)(b).

Under clause 25(7), this certificate is only valid in relation to development that satisfies the requirements specified in Schedule 2 of this certificate.


Sam Haddad
Director-General
Department of Planning and Infrastructure

Date certificate issued: 9/9/2012.

Please note: This certificate will remain current for 24 months from the date of issue.

SCHEDULE 1

Site description: Lot 1554, DP 820600 and Lot 1, DP 514277 at 2 Laguna Street and 110 Old Head Road, Vacluse

SCHEDULE 2

Application made by: Thinc Projects Australia Pty Ltd on behalf of Markmoran at Vacluse.

Project description: demolition of the existing buildings on site and construction of a seniors housing development comprising:

- a residential care facility;
- serviced self-care seniors housing;
- ancillary spaces associated with the residential care facility and serviced self-care seniors housing; and
- basement car parking and site embellishment.

Requirement imposed on determination:

- The final number of beds and dwelling units on the site will be subject to the consent authority being satisfied with the form, height, bulk and scale, setbacks and landscape elements of the proposal; and
- Site accessibility being satisfactorily resolved by upgrading the footpath and kerb ramp at the corner of Laguna Street and New South Head Road to fully comply with AS1428 Design for Access and Mobility, Part 1, Version 2009.