

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

Certificate of Site Compatibility

I, the Executive Director, Regions as a delegate of the Secretary of the Department of Planning and Environment, determine the application made by Palm Lake Works Pty Ltd on 19 December 2016 by issuing this certificate under clause 25(4)(a) of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 1 is compatible with the surrounding environment and surrounding land uses, 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.



Stephen Murray
Executive Director, Regions
Planning Services

Date certificate issued: *12 October 2017*

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 2 DP1155600, 12 Corks Lane, Ballina as identified for future residential development on Figure 1 attached.

Local Government Area: Ballina Shire Council

Project description: Development for the purposes of Seniors Housing including Self-Care units and ancillary facilities.





SCHEDULE 2

Application made by: Palm Lake Works Pty Ltd.

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:
 - aircraft noise;
 - drainage, flooding and site filling;
 - traffic;
 - bushfire protection;
 - acid sulfate soil management;
 - mosquito management;
 - land contamination; and
 - flora, fauna and tree removal (including impact on SEPP 14 wetlands and potential compensation for the loss of a former rehabilitation area associated with DA 2004/328).