



Planning & Environment

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

Certificate of Site Compatibility

I, the Deputy Secretary, Planning Services, as delegate for the Secretary of the Department of Planning and Environment determine the application made by Saddleback Mountain Estates No. 2 Pty Ltd on 17 November 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;
- the development described in Schedule 2 is compatible with the surrounding land uses having had regard to the criteria specified in clause 25(5)(b).

Marcus Ray
Deputy Secretary
Planning Services

Date certificate issued: *15 March 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 100 DP 751279 and Lots 1 and 2 DP 1165344, 43 Old Saddleback Road, Kiama NSW as shown on the Site Layout Plan No. 610-12-331 sheet number SCC01A dated 16 November 2016 prepared by Coble Stephens Architects.

SCHEDULE 2

Application made by: Saddleback Mountain Estates No. 2 Pty Ltd

Project description: Proposed retirement village consisting of a seniors living serviced self-care housing development of 21 single storey dwellings managed under the *Retirement Villages Act*.

Requirements imposed on determination: N/A