



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

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I, the Executive Director, Regions, Planning Services, as delegate of the Secretary, of the Department of Planning and Environment, determine the application made by Coastplan Group Pty Ltd on behalf of Eleebana Shores Retirement Living Pty Ltd on 29 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; and
- the development for the purposes of seniors housing, of the kind proposed in the application and 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) subject to the requirements specified in Schedule 2 of this certificate.

  
**Stephen Murray**  
Executive Director, Regions  
Planning Services

Date certificate issued: 26 February 2017

**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 3411 and Lot 3412 DP 1078978, No. 50 and 50A Burton Road, Mount Hutton

**Project description:** Eleebana Shores Retirement Village extension - Seniors housing development, under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, comprising 'serviced self-care housing'.

## **SCHEDULE 2**

**Application made by:** Coastplan Group Pty Ltd on behalf of Eleebana Shores Retirement Living Pty Ltd

### **Requirements imposed on determination:**

1. The final development, including the number of serviced self-care housing units in the proposed development, will be subject to the consent authority being satisfied with the height, form, bulk, scale, and setbacks, noting the need for the development to be compatible with the surrounding environment.
2. Further detailed assessment be completed of flood affectation and management to identify developable areas, ensure adequate consideration of risk, suitability of development and evacuation measures.
3. The matters stated above shall be addressed by the consent authority through assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.