

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

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I, the Acting Executive Director, Regions, as delegate of the Secretary of the Department of Planning and Environment determine the application made by King & Campbell Pty Ltd on behalf of Australian Unity Retirement Development Management Pty Ltd on 3 May 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:

- a. the site described in Schedule 1 is suitable for more intensive development;
- b. the development described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b); and
- c. that the development described in Schedule 1 is compatible with the surrounding land uses, having had regard to the criteria specified in clause 25(5)(b), only if it satisfies certain requirements specified in Schedule 2 of this certificate.

  
Stephen Murray  
Acting Executive Director, Regions  
Planning Services

Date certificate issued: 23 June 2016

**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 1 DP 735097 and Lot 10 DP 31128, 28-34 John Oxley Drive, Port Macquarie.

**Project description:** Proposed Residential Aged Care Facility (68 beds).

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**SCHEDULE 2**

**Application made by:** King & Campbell Pty Ltd on behalf of Australian Unity Retirement Development Management Pty Ltd.

**Requirements imposed on determination:**

The final location and extent of development permitted on the site will be subject to resolution of issues relating to:

1. Assessment of the capacity of the existing sewage system to accommodate the proposal in conjunction with Port Macquarie-Hastings Council. The investigations are to identify any limits on the capacity of the current system, any improvements needed and the mechanism and arrangements for provision of necessary improvements. This assessment is to be completed prior to the submission of the Development Application.
2. Assessment of the flood affectation of the site and demonstration that flooding considerations have been incorporated into the design of the proposed residential care facility. An evacuation management plan and details of flood free access will need to be addressed prior to submission of a Development Application.