



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

I, the Executive Director, Regions, as delegate of the Secretary of the Department of Planning and Environment, determine the application made by Mr Jeff Bulfin (Precise Planning) by issuing this certificate under clause 25(4)(a) of 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 1 is compatible with the surrounding environment 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: *29 November 2017*

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

SCHEDULE 1

Site description:

The site is located at 347 Narellan Road, Currans Hill (Lot 2 DP 1019708)

Project description:

The proposal is for the development of a two-storey building for residential care facility and associated serviced self-care semi-detached houses, including a community park, ambulance bay and associated car parking.

SCHEDULE 2

Application made by:

Mr Jeff Bulfin (Precise Planning), 152 Sailors Bay Road, Northbridge, NSW, 2063

Requirements imposed on determination:

1. The building design should not exceed two storeys in height above natural ground level.
2. Future detailed designs must demonstrate compliance with TransGrid guidelines for development within a transmission easement.