



**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 DFP Planning on behalf of Anglican Community Services on 15 February 2018 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.

**Monica Gibson** 2/7/2018  
**Acting Executive Director, Regions  
Planning Services**

Date certificate issued:

**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 620265, corner of Sark Grove and Pembroke Road, Minto.

**Project description:** 348 self-contained dwellings and a 100-bed residential care facility, community buildings and associated car parking.

## **SCHEDULE 2**

**Application made by:** DFP Planning on behalf of Anglican Community Services.

**Requirements imposed on determination:**

1. The proposed development is to include a 10m-wide riparian corridor and 10m setback for all buildings on the site.
2. The proposed development is to consider alternative design options to minimise the removal of the existing Shale Hills Woodland, which is a critically endangered ecological community, and Alluvial Woodland, which is an endangered ecological community, where possible.
3. The proposed development must be supported by an updated contamination report that addresses the contamination risk for the proposed concept plan and the necessary remediation requirements.
4. The proposed development is to include access arrangements, consistent with the SEPP, for all residents from the site to Townson Avenue to provide adequate access to the bus stop along this road.
5. By an appropriate study, and in the design of retail spaces, the proponent is to demonstrate at development application stage that the proposed retail use of 1000m<sup>2</sup> floor area will not impact the nearby retail centres.
6. To minimise visual impacts, the proposed buildings along Townson Avenue are to have a maximum street interface of two-storeys with the adjacent existing dwellings.