



**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 have determined the application made by Ardill Payne and Partners, on behalf of Southern Cross Care (NSW & ACT) 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 and surrounding land uses, having had regard to the criteria specified in clause 25(5)(b); and
- c) 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: 19 JUNE 2017

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

SCHEDULE 1

Site description: Land zoned RU2 Rural Landscape on Lot 72 DP 1228271, 126 North Street, Grafton.

Project description: To undertake alterations and additions to expand an existing residential aged care facility to a total of 87 beds with associated infrastructure.

SCHEDULE 2

Application made by: Ardill Payne and Partners, on behalf of Southern Cross Care (NSW & ACT).

Requirements imposed on determination:

1. The final layout, building construction and onsite facilities in the proposed seniors housing development will be subject to the resolution of issues relating to:
 - flooding;
 - acid sulfate soils; and
 - servicing, stormwater management, car parking and access requirements for the site.