

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 Bayline Investments (NSW) P/L on 29 November 2017 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 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: *4 April 2018*

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

SCHEDULE 1

Site description: Lot 2 DP 1219123, Lot 4 DP 1219124 and Lot 6 DP 1217806 – 26-56 Manor Road, Harrington.

Project description: A retirement village comprising 293 serviced self-care dwellings, associated recreation facilities, ancillary commercial uses and community title subdivision.

SCHEDULE 2

Application made by: Bayline Investments (NSW) P/L

Requirements imposed on determination:

1. The final number of seniors housing dwellings will be determined through the assessment of the development application.
2. The commercial uses must be ancillary to the serviced self-care dwellings.