

**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 Think Planners on behalf of Leonay Golf Club on 18 April 2017, 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:

- the site described in Schedule 1 is suitable for more intensive development;
- 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
- 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

Delegate of the Secretary

Date certificate issued: 6 July 2017

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

SCHEDULE 1

Site Description: Lot 110 DP 1135581, Leonay Golf Club, Leonay

Project Description: To permit ten self-care seniors housing dwellings.

SCHEDULE 2

Application made by: Think Planners on behalf of Leonay Golf Club.

Requirements imposed on determination:

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