



**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 Beach Street Projects Pty Limited on 26 June 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; and
- 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: 22 August 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 2 DP 1091253, Beach Street, Bonny Hills, Port Macquarie Hastings LGA

Project description: Seniors Housing – serviced self-care housing

SCHEDULE 2

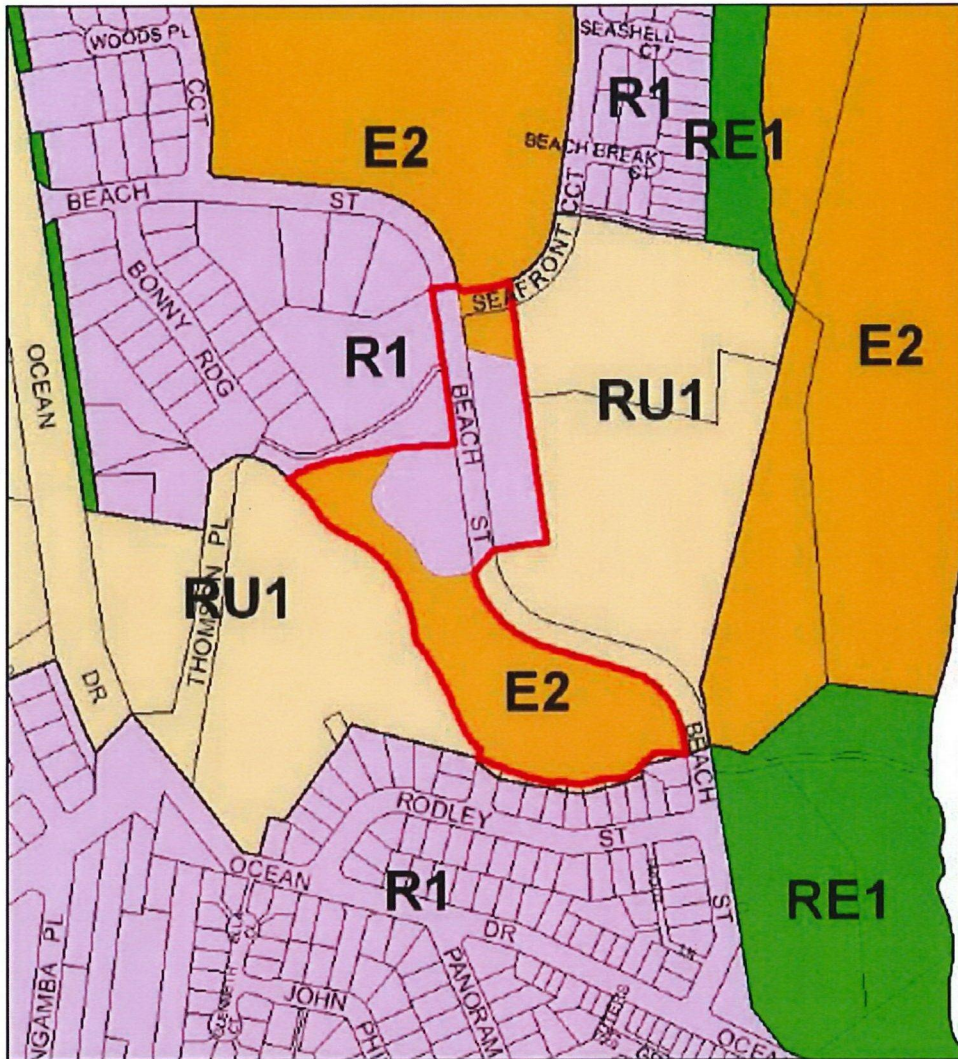
Application made by: Beach Street Projects Pty Limited

Requirements imposed on determination:

1. The location of future serviced self-care seniors housing on Lot 2 DP 1091253 is to be limited to the area of land proposed to be zoned R1 General Residential in planning proposal PP_2017_PORTM_003_00 and as shown on the map at Schedule 3.

SCHEDULE 3

Map of that portion of Lot 2 DP 1091253 proposed to be zoned R1 General Residential.



Extract of Planning Proposal PP_2017_PORTM_003_00 showing that area of the Lot 2 DP 1091253 proposed to be zoned R1 General Residential.