



**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 A. Fletcher & Associates Pty Ltd on 27 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.


Stephen Murray
Executive Director, Regions
Planning Services

Date certificate issued: *13 July 2018*

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

SCHEDULE 1

Site description Part land zoned R5 Large Lot Residential on Lot 400 DP1153969, 425 Bent Street, South Grafton

Project description: Development of a single storey aged care facility consisting of 144 beds with ensuites.



SCHEDULE 2

Application made by: A. Fletcher & Associates Pty Ltd

Requirements imposed on determination:

1. The final layout and building construction of the proposed seniors housing development appropriately addresses issues relating to:
 - bulk;
 - scale;
 - visual impact;
 - flora and fauna; and
 - vehicle access and traffic.