



**State Environmental Planning Policy (Housing for Seniors or People with a Disability)  
2004  
Certificate of Site Compatibility**

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I, the Acting Deputy Secretary, as delegate of the Secretary of the Department of Planning and Environment, determine the application made by Ms Michelle Chapman, on behalf of Mr Mathew Hafford – Cooranbong Gardens Aged Care Facility on 2 March 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 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**  
**Acting Deputy Secretary**  
**Planning Services**

Date certificate issued: *21 June 2018*

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

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**SCHEDULE 1**

**Site description:** 361 Freemans Drive, Cooranbong – Lot 1 DP 589189

**Project description:** An 87-bed residential care facility

**SCHEDULE 2**

**Application made by:** Ms Michelle Chapman on behalf of Mr Mathew Hafford – Cooranbong Gardens Aged Care Facility.

**Requirements imposed on determination:**

1. The final number of beds in the residential care facility will be determined through the assessment of the development application.
2. The residential care facility is required to provide private transport for those residents capable of using the external facilities and services to comply with the location and access requirements.



3. A flood access and community readiness plan needs to be submitted with the development application.