

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 The Salvation Army – Aged Care Plus on 27 April 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: *5 September 2018*

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

SCHEDULE 1

Site description: 2-4 Hilda Close, Taree (Lots 8 and 9 DP 710524)

Project description: A residential care facility for seniors and/or disabled persons comprising 80 beds.

SCHEDULE 2

Application made by: The Salvation Army – Aged Care Plus

Requirements imposed on determination:

1. The final number of beds within the residential care facility will be determined through the assessment of the development application.
2. A detailed landscape plan needs to be submitted with the future development application. Future landscaping should include species endemic to the area, including the replacement of species currently on-site. It will need to be prepared in accordance with the Greater Taree Development Control Plan 2010 and comply with the *Planning for Bushfire Protection 2006* requirements.
3. A bushfire report needs to be submitted with the future development application.
4. The residential care facility is required to provide private transport for residents capable of using the external facilities and services to comply with the location and access requirements of the Seniors Housing SEPP.