



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

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I, the Acting Executive Director, Regions, as delegate of the Secretary of the Department of Planning and Environment, determine the application made by Mecone on behalf of Sunshine Property Investment Group on 29 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 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.

**Monica Gibson** 22/6/2018  
**Acting Executive Director, Regions  
Planning Services**

Date certificate issued:

**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:** 1939 The Northern Road, Glenmore Park (Lot 1 DP 218872, Lots 103-106 DP 1224482 and Lots 119-123 DP 2576).

**Project description:** 160 self-contained dwellings at a maximum height of four storeys and approximately 167 basement car parking spaces.

## **SCHEDULE 2**

**Application made by:** Mecone on behalf of Sunshine Property Investment Group.

**Requirements imposed on determination:**

1. The final development layout considers The Northern Road upgrade and new access road to the site from Glenmore Parkway.
2. The proposed development is supported by a noise impact assessment that addresses The Northern Road upgrade, which considers any new access arrangements to the site, and if necessary includes appropriate noise mitigation measures to reduce traffic noise impacts.
3. A suitable transport alternative is provided for future senior residents to access retail and services until the proposed bus stops along The Northern Road are operational.
4. The proposed development includes an appropriate landscaped buffer to The Northern Road upgrade for visual amelioration purposes.