



**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, Planning Services, as delegate of the Secretary of the Department of Planning and Environment, determine the application made by 14 Hamilton Pty Ltd dated December 2017 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.

**David Gainsford**  
**Acting Deputy Secretary**  
**Planning Services**

Date certificate issued: 12 June 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 of Lot 1 DP 1069961 (14 Hamilton Road, Albion Park) – as shown on Stiletto Homes Site Plan dated December 2017 – A02 Issue D.

**Project description:** Seniors serviced self-care housing comprising 26 dwellings and a community building.



## SCHEDULE 2

**Application made by:** 14 Hamilton Pty Ltd

**Requirements imposed on determination:**

- The final layout, number of units and on-site facilities will be subject to the consent authority being satisfied with the form, height, bulk and scale of the development, as well as setbacks, landscaping, access and parking arrangements, and shall be determined through the assessment of the development application under section 4.15 of the *Environmental Planning and Assessment Act 1979*, and
- That part of the lot that falls outside of the area identified on Stiletto Homes Site Plan dated December 2017 – A02 Issue D is to be a riparian buffer.



Mr Carey McIntyre  
General Manager  
Shellharbour City Council  
Locked Bag 155  
SHELLHARBOUR CITY CENTRE NSW 2529

IRF18/788

Dear Mr McIntyre

**Determination of application for a site compatibility certificate for 14 Hamilton Road, Albion Park – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

I refer to the application, submitted by 14 Hamilton Pty Ltd, for a site compatibility certificate for 26 serviced self-care dwellings and a community building on land at Lot 1 DP 1069961 (14 Hamilton Road, Albion Park) under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

I, the Acting Deputy Secretary, Planning Services, as delegate of the Secretary, have determined the application under clause 25(4)(a) of the Seniors Housing SEPP by issuing a site compatibility certificate subject to satisfaction of certain requirements specified in the certificate (clause 25(7)). I have enclosed the site compatibility certificate.

In issuing the certificate, I have formed the view that the site is suitable for seniors housing due to its proximity to residential areas and the Albion Park town centre, which provides retail, commercial and recreational services. The proposed use is considered to be compatible with surrounding land uses, and is capable of meeting the criteria in the Seniors Housing SEPP. I note that Council expressed several concerns with the proposal including flood risk, the density of the development and impacts associated with the future extension of Tripoli Way. Council's views were carefully considered before making this decision. It is expected that these issues will be addressed through any future development application process.

If you have any questions in relation to this matter, please contact Mr Graham Towers, Team Leader, Southern, at the Department of Planning and Environment on 4224 9467.

Yours sincerely

**David Gainsford**  
**Acting Deputy Secretary**  
**Planning Services**

12/6/18

Encl: Site compatibility certificate