

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

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I, the Executive Director, Regions, as delegate of the Secretary of the Department of Planning and Environment, determine the application made by Croft Developments Pty Ltd on 7 May 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 subject to satisfying certain requirements specified in Schedule 2;
- the development described in Schedule 1 is compatible with the surrounding environment, subject to satisfying certain requirements specified in Schedule 2, 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 subject to satisfying certain requirements specified in Schedule 2.



**Stephen Murray**  
**Executive Director, Regions**  
**Planning Services**

Date certificate issued: 25 July 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:** 20 Hely Avenue (part Lot 2 DP 1183166), Turvey Park, Wagga Wagga.

**Project description:** Wagga Wagga community aged care and seniors housing development

**SCHEDULE 2**

**Application made by:** Croft Developments Pty Ltd

**Requirements imposed on determination**

1. The final design of the development for senior housing is to address;



- a. the management of stormwater, including the on-site management of overland flow, the requirements for on-site detention and the maintenance of existing service easements.
- b. the management of the potential impacts from urban salinity.
- c. minimising the removal vegetation, taking into account the safety of residents, buildings, staff and visitors;
- d. the management of potential impacts between the interface of the proposed development and adjoining land uses;
- e. the management of the internal movement of pedestrian and vehicular traffic;
- f. the identification and management of potential traffic impacts on the external road system, and
- g. the identification and management of any potential land contamination.