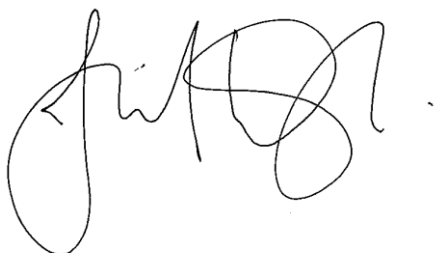


**State Environmental Planning Policy (Housing for Seniors or People with a
Disability) 2004
Certificate of Site Compatibility**

The Sydney Western City Planning Panel has determined the application made by Precise Planning on behalf of Common Ground Property Pty Ltd on 26 March 2018 by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The panel certifies that in its 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);
- 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.



Justin Doyle
Chair
Sydney Western City Planning Panel

Date certificate issued: 15 March 2019

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)) and cannot be varied during its currency to cover additional land.

SCHEDULE 1

Site description: Stratford House, Rockford Road, Tahmoor (Lots 22, 23 and 27-32 DP 12096 and Lots 2-3 DP 236262).

Development description: A (maximum) 120-bed residential care facility and (maximum) 220 serviced and self-care units with a maximum floor space ratio of 0.2:1 and a maximum building height of 9m (two storeys).

SCHEDULE 2

Requirements imposed on determination:

1. The development is to comply with any requirements arising from consultation with the Subsidence Advisory NSW during the preparation of concept plans prior to the lodgement of a development application with Wollondilly Shire Council.
2. The development is to comply with any requirements arising from consultation with Sydney Water during the preparation of concept plans prior to the lodgement of a development application with Council.
3. The final layout, building construction and on-site facilities in the proposal is to be subject to satisfactory resolution (in the opinion of the consent authority) of issues relating to:
 - A heritage impact statement to address heritage impacts on Stratford House (Heritage Item 1235 under schedule 5 of the Wollondilly Local Environmental Plan 2011), including the visual character of and views to Stratford House from key points in the vicinity;
 - A flora and fauna assessment to examine significant and endangered vegetation communities identified on the site and whether the concept should be amended to reduce the need for avoidable removal of vegetation even where it may reduce the total yield of the development below the approved maximums;
 - An acoustic report to assess any potential noise impacts of the nearby Ingham's processing plant and Tahmoor Inn on the development proposal, including potential traffic movements to and from the processing plant;
 - An odour assessment to assess any potential odour impacts of the nearby Ingham's processing plant on the development proposal, including the appropriateness of residential dwellings along Rockford Rd;

- Infrastructure requirements generated by the development on Rockford, Stratford and Remembrance Driveway, eg. Pedestrian connectivity to the town and train station, including pathways and crossings including potentially pedestrian connectivity through the site;
- An assessment addressing Council's Open Space, Recreation and Community Facilities Strategy (2014) to respond to the need for private open space;
- Built form arrangements and interfaces between the 3 storey element of the development and neighbouring properties;
- Provision of higher levels of care being sequenced in early stages of the development, to cater to the full range of resident needs;
- Subdivision design and landscaping and building form of the development to remain consistent with the character of Tahmoor village and its rural edge; and
- Stormwater management treatment, including impacts on the Bargo River catchment.

Note: For the avoidance of doubt, resolution of the nominated requirements may require amendment to the concept plan accompanying the application.