

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

The Southern Regional Planning Panel has determined the application made by Saddleback Mountains Estates No. 2 Pty Ltd on 29 August 2019 by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The Panel certify that in their 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.



Chair
Southern Regional Planning Panel

Date certificate issued: **Friday, 26 June 2020**

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: 2 Caliope Street, Kiama

Development description: The application proposes the development of the site as a retirement village, comprising 21 single storey serviced self-care houses.

SCHEDULE 2

Requirements imposed on determination:

- A future development application for seniors living on the site shall include the following revisions to the concept plan and development layout for the site to facilitate the following:

1. The amendment of the APZ on the eastern boundary of the development area such that the identified *Zieria granulata* plants are excluded.
2. Removal of the proposed screening fence along the southern and part western boundary of the site to maintain visibility of the local heritage listed dry stone walls and reduce the visual impact of the development. This will require an alternative bushfire management solution or amendment to the development footprint on this part of the site.
3. Demonstration of adequate setbacks along Old Saddleback Road to maintain visibility for vehicles approaching the intersection of Old Saddleback Road and Caliope Street.

- The consent authority for a future development application being satisfied that a restriction as to user will be registered against the title of the property on which development is to be carried out, in accordance with section 88E of the Conveyancing Act 1919, limiting the use of any accommodation to which the application relates to the kinds of people referred to in Clause 18 of SEPP (Housing for Seniors or People with a Disability) 2004.

- The consent authority for a future development application being satisfied that appropriate service agreements are in place as part of any consent to ensure the on-going provision of, or transportation for residents to, community, retail, commercial, recreational, health and educational facilities.