



**Planning &  
Infrastructure**

Office of the Director General

Chamber Developments  
C/o – Brian Brown  
PO Box 5335  
Wollongong NSW 2520

Our ref: 13/01856

Dear Sir

**Determination of application for a site compatibility certificate - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 for No.2/90 Vale Street, Birmingham Gardens - Shortland Waters Golf Club**

I refer to your application of 8 January 2013 for a site compatibility certificate under clause 25(1) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP (Seniors Housing))* in relation to Part of Lot 103, DP 881682, being No. 2/90 Vale Street, Birmingham Gardens.

I, the Director General, have determined the application under clause 25(4)(a) of the *SEPP (Seniors Housing)* by issuing a site compatibility certificate subject to satisfaction of certain requirements specified in the certificate (clause 25(7)). I have attached the Certificate of Site Compatibility.

If you have any questions in relation to this matter, please contact Susan Blake, of the Department of Planning and Infrastructure's Newcastle office on (02) 4904 2700.

Yours sincerely

Richard Pearson  
**A/Director General**

Enc: SCC certificate

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

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I, Director General of the Department of Planning and Infrastructure determine the application made by Chamber Developments on 8 January 2012 by issuing this certificate under clause 25(4)(a) of the *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; and
- the development described in Schedule 1 is compatible with the surrounding environment and surrounding land uses, having had regard to the criteria specified in clause 25(5)(b).



**Richard Pearson**  
**A/Director General**

Date certificate issued:

8/2/13

**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:** Part of Lot 103 in DP 881682, No.2/90 Vale Street, Birmingham Gardens

**LGA:** Newcastle

**Project description:** 245 Serviced Self-Care Housing dwellings and a 127 bed Residential Care Facility plus ancillary community, administration and commercial facilities.

**SCHEDULE 2**

**Application made by:** Chamber Developments

**Requirements imposed on determination:** The location and final numbers of dwellings and bed provision, plus ancillary community, administrative and commercial facilities permitted on the site shall be determined by council through the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.