



Mr Brian Brown  
Global Lifestyle Communities Pty Ltd  
Level 1/4-6 Kingsway  
CRONULLA NSW 2230

Dear Mr Brown

**Determination of application for a site compatibility certificate for 49 Beach Road, Batemans Bay – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

I refer to your application dated February 2018 for a site compatibility certificate under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) in relation to part Lot 101 DP 850637 and part Lot 12 DP 124295, 49 Beach Road, Batemans Bay.

I, the Executive Director, Regions, 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. The requirements include:

1. That additional flood studies and details of emergency management in the case of a flood event shall be prepared and submitted to Eurobodalla Shire Council's satisfaction with any development application.
2. The final layout, number of units and on-site facilities in the proposed development will be subject to the consent authority being satisfied with the form, height, bulk, scale, 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*.

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

Yours sincerely



**Stephen Murray**

**Executive Director, Regions  
Planning Services**

*10 August 2018*

Encl: Site compatibility certificate



**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 Global Lifestyle Communities Pty Ltd dated February 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;
- 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.

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

Date certificate issued: *10 August 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:** The portion of the site zoned SP3 Special Uses (Tourist) on part Lot 101 DP 850637 and part Lot 12 DP 124295, 49 Beach Road, Batemans Bay.

**Project description:** seniors housing redevelopment comprising 274 self-contained dwellings (serviced self-care housing), a 150-bed residential care facility, basement car parking for residents and associated community spaces and facilities.



## **SCHEDULE 2**

**Application made by:** Global Lifestyle Communities Pty Ltd

**Requirements imposed on determination:**

1. That additional flood studies and details of emergency management in the case of a flood event shall be prepared and submitted to Eurobodalla Shire Council's satisfaction with any development application.
2. The final layout, number of units and on-site facilities in the proposed development will be subject to the consent authority being satisfied with the form, height, bulk, scale, 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*.