

**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 a delegate of the Secretary of the Department of Planning and Environment, determine the application made by APP Group Pty Ltd on 17 June 2016 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).

Under clause 25(7), this certificate is only valid in relation to development that satisfies the requirements specified in Schedule 2 of this certificate.

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**Stephen Murray**

**Executive Director, Regions**

**Planning Services**

Date certificate issued: 9 August 2016

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 Muree Golf Club including Parts of Lot 202 DP 610043, Lot 33 DP 40136, Lot 31 DP 753161 and Lot 1 Section 22 DP 758871, known as 7 Walker Crescent, Raymond Terrace.

**Local Government Area:** Port Stephens

**Project description:** 61 self-contained dwellings and car parking.

## **SCHEDULE 2**

**Application made by:** APP Consultant Pty Ltd on behalf of Muree Golf Course

**Requirements imposed on determination:**

The proposed dwellings are to be generally located as depicted in the Project Report (dated 10 June 2016).

The final number of dwellings permitted on site shall be determined through the assessment of the development application, with consideration of the need to mitigate noise and dust impacts from the adjoining Council depot and maintain koala habitat.