

Our Ref: BH-01/0000/2021

16 November 2021

Mr. Paul Mitchell
Chair, Northern Regional Planning Panel

Online submission via pp.planningportal.nsw.gov.au

Dear Mr. Mitchell,

Re: Seniors Housing on Cnr of Bonny View Drive and Ocean View Drive, Bonny Hills

I write to introduce the McCloy Group's application for a Site Compatibility Certificate (SCC) to enable seniors housing on the corner of Bonny View Drive and Ocean View Drive, Bonny Hills.

The McCloy Group has a diversified portfolio of commercial, industrial, residential and retirement living assets, which includes the staged construction of more than 6,200 residential homesites across the Hunter, New England, and Northern Rivers Regions. Our retirement living portfolio currently consists of Blueheath at Medowie and Stoneybrook at Maitland.

This SCC Application at Bonny Hills is for 241 Serviced Self Care Housing Units and Ancillary Facilities, including a community building, pool, gym, bowling green, tennis court, landscape open space areas and paths, men's shed and caravan parking. The site adjoins land zoned R1 – General Residential and is adjacent to land that is to be investigated in the short term for residential urban release in Council's Urban Growth Management Strategy (2017-2036).

This SCC Application is supported by the following reports:

1. Survey Plan completed by King + Campbell,
2. Architectural Plans completed by SDA Architecture,
3. Traffic Impact Assessment completed by Streetwise Road Safety & Traffic Services,
4. Preliminary Ecological Assessment completed by Kleinfelder,
5. Bushfire Threat Assessment completed by Kleinfelder, and
6. SCC Report completed by Kleinfelder.

Shadow Diagrams have not been provided because the Application is proposing buildings that are a maximum of one storey. Shadow Diagrams can accompany a future Development Application to ensure appropriate sunlight is achieved between future units.

A pre-lodgement meeting was held with Council on 12 October 2021. This meeting was facilitated by Mr. Dan Croft, Group Manager, Development Assessment, Port Macquarie-Hastings Council, who can be contacted on 0439 818 621 or via email at dan.croft@pmhc.nsw.gov.au.

Thank you for the opportunity to review this Application and we would welcome any opportunity to brief the Panel. please contact me on 0428 067 328 or via email at jeffrey.bretag@mccloygroup.com.au should you have any questions regarding this matter.

Yours sincerely,

A handwritten signature in black ink that reads 'Jeffrey Bretag'.

JEFFREY BRETAG
Planning Director