



Mr Bob Lander
Director
Tattersall Lander Pty Ltd
PO Box 580
Raymond Terrace NSW 2324

Our ref: 16/6079
Your ref: 215459-L001002

Dear Mr Lander

Determination of application for a site compatibility certificate for Lot 39 DP 625255, Rifle Range Road, Bangalow - *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

I refer to your application of 27 April 2016 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 Lot 39 DP 625255, Rifle Range Road, Bangalow.

As a delegate of the Secretary, I have determined the application under clause 25(4)(a) of the SEPP (Seniors Housing) by refusing to issue a certificate. The reasons for refusing to issue a certificate are:

- the proposal would constitute a significant increase in the number of dwellings and population in Bangalow. Bangalow is a small hinterland village with limited services that is unlikely to be able to cater for the needs of such a large increase in residents;
- the size, scale, nature and design of the proposal is inconsistent with the low rise, historical character of Bangalow and Council's strategies and development control plan for the village; and
- the site is mapped as regionally significant farmland under the Department's Northern Rivers Farmland Protection Project 2005 and directly adjoins other large tracts of regionally significant farmland. The Far North Coast Regional Strategy, s117 Direction 5.3 Farmland of State and Regional Significance on the NSW Far North Coast, the Department's Northern Rivers Farmland Protection Project 2005 and the draft North Coast Regional Plan all require such areas of regionally significant farmland to be retained to support the local agricultural industry.

If you have any questions in relation to this matter, please contact Mr Craig Diss, Acting Director Regions, Northern, of the Department of Planning and Environment's Northern Region office on (02) 6641 6600.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

14/06/2016