



Mr Mark Dixon
Eleebana Shores Retirement Living Pty Ltd
C/- Coastplan Group Pty Ltd
PO Box 568
Forster NSW 2428

Our ref: 16/15285

Attention: Mr Gavin Maberly-Smith

Dear Mr Dixon

Determination of application for a site compatibility certificate for Lots 3411 & 3412 DP 1078978, No. 50 and 50A Burton Road, Mount Hutton

I refer to your application of 29 November 2016 for a site compatibility certificate under clause 25 of *State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004* (the SEPP) in relation to 50 and 50A Burton Road, Mount Hutton (Lots 3411 & 3412 DP 1078978).

As the Secretary's delegate, I have determined the application for a site compatibility certificate under clause 25(4) of the SEPP by issuing a certificate subject to the satisfaction of certain requirements specified in the certificate (clause 25(7)). I have attached the Certificate of Site Compatibility.

Noting the requirement in Schedule 2 of the certificate, it is the Department's view that further consideration should be given to the scale of development, including the height of apartment buildings and the number of housing units proposed, noting the need for the development to be compatible with the surrounding environment. Council will also require further assessment of flood affectation and management to identify developable areas, ensure adequate consideration of risk, suitability of development and evacuation measures.

The final development form and layout of the proposed seniors housing development shall be determined by the consent authority through the assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.

I would encourage you to liaise with Council in relation to planning and design matters, for example height and flood management, prior to the lodgement of a detailed development application.

If you have any questions in relation to this matter, please contact Ms Monica Gibson, Director, Hunter and Central Coast region of the Department of Planning and Environment on (02) 4904 2708.

Yours sincerely

 26 February 2017
Stephen Murray
Executive Director
Planning Services

Encl: Site Compatibility Certificate