

Mr Brian Bell
General Manager
Lake Macquarie City Council
BOX 1906
HUNTER REGIONAL MAIL CENTRE NSW 2310

Our ref: 16/15285
Your ref: F2007/00254-02

Dear Mr Bell

**Determination of application for a Site Compatibility Certificate for Lots 8 – 13,
Section L, DP 1925, 40B Thompson Street, Belmont South -**

I refer to an application for a site compatibility certificate under clause 25 of *State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004* (SEPP (Seniors Housing)) in relation to Lot 8-13 DP 1925, 40B Thompson Street, Belmont South.

I, the Executive Director, Regions as delegate of the Secretary have determined the application for a site compatibility certificate under clause 25(4) of the SEPP Seniors Housing by issuing a site compatibility certificate. The certificate has been issued a subject to the satisfaction of certain requirements specified in the certificate (clause 25(7)). I have attached a copy of the Certificate of Site Compatibility.

I have formed the opinion that the concerns raised in Council's letter dated 12 January 2017 relating to physical constraints, potential environmental impacts and coastal hazard management can be addressed at the development application stage. The final development outcome will be subject to the consent authority's assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*. I have advised the applicant to contact Council and discuss the development prior to lodgement of a development application.

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

Yours sincerely

 10 JUNE 2017
Stephen Murray
Executive Director, Regions
Planning Services

Encl: Copy Site Compatibility Certificate