



Mr Ian Adams
Paradigm Planning & Development Consultants
PO Box 4034
RATHMINES NSW 2283

Our ref: 16/15285
Your ref: IA/201010/171116ltr

Dear ^{Ian}Mr Adams

**Determination of application for a site compatibility certificate for Lot 8 – 13,
Section L, DP 1925 – 40B Thompson Street, Belmont South**

I refer to your 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.

It is noted that no design was provided as part of this application, however it was determined that the size of the site, its location within an existing urban context and proximity to public transport and services provide sufficient scope for seniors housing on the site, subject to resolution of development application matters.

Lake Macquarie City Council made comments about issues that could affect the suitability of the proposal including flooding, ecology, coastal management, bushfire, potential Aboriginal heritage and the intensity of the development. I encourage you to liaise with Council in relation to these matters prior to the 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: Site Compatibility Certificate