



Mr Wayne Wallis
General Manager
Port Stephens Council
PO Box 42
Raymond Terrace NSW 2324

Our ref: 16/09559
Your ref: 16/02421

Attention: Brock Lamont

Dear Mr Wallis

Determination of application for a site compatibility certificate for part of Muree Golf Course being 7 Walker Crescent, Raymond Terrace - *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

I refer to an application for a site compatibility certificate under clause 25(1) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (SEPP (Seniors Housing)) for part of Muree Golf Course.

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

The proposed residential units are to be generally located as depicted in the Project Report (dated 10 June 2016). The final number of residential units permitted on site shall be determined through the assessment of the development application, with consideration of the need to mitigate noise and dusts impacts from the adjoining Council depot and maintain koala habitat.

If you have any questions in relation to this matter, please contact James Shelton, Senior Planner, of the Department of Planning and Environment's Newcastle Office on (02) 4904 2713.

Yours sincerely


Stephen Murray
Executive Director, Regions
Planning Services

Encl: Certificate of Site Compatibility