



Mr Anthony Williams  
APP Corporation P/L  
Level 2, 426 King Street  
Newcastle NSW 2300

Our ref: 16/09559  
Your ref: 12999

Dear Mr Williams

**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 your application received 20 June 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 part of Lot 202 DP 610043, Lot 33 DP 40136, Lot 31 DP 753161 and Lot1 Section 22 DP 758871, 7 Walker Crescent, Raymond Terrace.

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 Mr 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

9 August 2016

Encl: Certificate of Site Compatibility