



Mr Steve Embry  
Acting General Manager  
MidCoast Council  
PO Box 450  
FORSTER NSW 2428

Dear Mr Embry

**Determination of application for a site compatibility certificate for 333 Diamond Beach Road, Diamond Beach – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

I refer to the application, submitted by Coastplan Group, for a site compatibility certificate for seniors housing in relation to Lot 200 DP 740455 (333 Diamond Beach Road), Diamond Beach under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

I, the Deputy Secretary, Planning Services, as delegate of the Secretary, have determined the application under clause 25(4)(a) of the Seniors Housing SEPP by refusing to issue a site compatibility certificate.

I have formed the opinion that the concerns raised by Council regarding compliance with clause 26 of the Seniors Housing SEPP relating to adequacy of services and public transport and the potential impacts on the character of the surrounding large lot residential area justify refusal.

I am unable to support the application as the development proposal:

- is not in keeping with the character of the existing rural and large lot residential uses in a village fringe location;
- proposes lots that will be significantly denser than existing residential development within the locality, including the existing large lot residential uses with a minimum lot size of 4000m<sup>2</sup> and 1.5ha adjacent to the site;
- is located approximately 1km from basic convenience shops at Diamond Beach, 4km from existing services at Hallidays Point, and around 18km away from higher-order social services and retail needs; and
- is inadequately serviced by public transport, with the proposed future bus route currently unresolved.

If you have any questions in relation to this matter, please contact Ms Katrine O'Flaherty in the Department of Planning and Environment's Newcastle office on 4904 2710.

Yours sincerely



**Marcus Ray**  
**Deputy Secretary**  
**Planning Services**

25/05/2018