

Mr Gavin Maberly-Smith
Coastplan Group
PO Box 568
FORSTER NSW 2428

Dear Mr Maberly-Smith

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 your application for a site compatibility certificate under clause 25(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) in relation to 333 Diamond Beach Road, Diamond Beach. I also refer to your recent representations to the Minister for Planning regarding delays in the assessment of your application.

I apologise for the delay in determining your application. I have been advised that the delays were a consequence of the complex matters associated with the site that required the Department of Planning and Environment to obtain legal advice and the concerns raised by MidCoast Council.

I, the Deputy Secretary, Planning Services, as delegate of the Secretary, have determined not to issue a certificate for the application under clause 25(4)(a) of the Seniors Housing SEPP. The reasons for not issuing a certificate are that the proposed development:

- is not in keeping with the character of 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 4000m² 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 from higher-order social services and retail needs; and
- is inadequately serviced by public transport, with the proposed future bus route currently unresolved.

I understand the population of the area is ageing and recognise there is a need for additional aged housing in the area. However, I am unable to support this proposal due to its impact on the character of the neighbourhood.

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

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

27/05/2018