



**State Environmental Planning Policy (Housing for Seniors or People with a Disability)
2004
Certificate of Site Compatibility**

I, the Deputy Secretary, Planning Services, as delegate of the Secretary of the Department of Planning and Environment, determine the application made by Wests Group Australia (Wests) on 27 November 2017 by issuing this certificate under clause 25(4)(a) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

I certify that in my opinion:

- the site described in schedule 1 is suitable for more intensive development;
- the development described in schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b); and
- that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in schedule 2 of this certificate.

Marcus Ray
Deputy Secretary,
Planning Services

Date certificate issued: *27/05/2018*

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

SCHEDULE 1

Site description: Lots 15, 16 and 21 in DP 213730, Lot 44 in DP 221350 and Lots 1–6 in DP 238165 – 88 Shoal Bay Road, Nelson Bay

Project description: Seniors living development comprising a maximum of 79 infill self-care housing units.

SCHEDULE 2

Application made by: Wests Group Australia (Wests)

Requirements imposed on determination:

A future development application for this proposal should include:

- a visual impact assessment to clarify impacts on key public strategic viewpoints and the immediate surrounding neighbourhood, such as a photo montage;
- an assessment of height, scale and bulk and demonstration that the development is sympathetic to the existing urban area in the vicinity of the site and does not undermine the objective of the existing development standards;
- greater design attention to the street activation of the development to ensure it considers adjoining development characteristics and vehicle and pedestrian access; and
- measures to ensure safe pedestrian access across Shoal Bay Road during peak tourist times.