

Mr Philip Gardner
West's Group Australia
88 Hobart Road
NEW LAMBTON NSW 2305

Dear Mr Gardner

Determination of application for a site compatibility certificate for 88 Shoal Bay Road, Nelson Bay – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

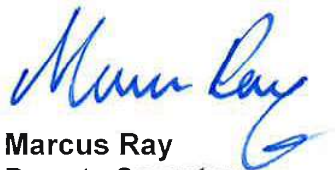
I refer to your application for a site compatibility certificate under clause 25(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) in relation to 88 Shoal Bay Road, Nelson Bay.

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 issuing a site compatibility certificate subject to satisfaction of certain requirements specified in the certificate (clause 25(7)). I have enclosed the site compatibility certificate.

The certificate has been issued following careful consideration of the bulk and scale of the proposal and potential impacts on local character and amenity. It is considered that these issues can be further addressed through a future development application. The development application submitted to the consent authority must be consistent with or smaller than the concept described in the certificate and cannot be for a larger-scale scheme under clause 24(a)(i).

If you have any questions in relation to this matter, please contact Mr James Shelton in the Department of Planning and Environment's Newcastle office on 4904 2700.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

25/05/2018
Encl: Site compatibility certificate