

Mr Wayne Wallis
General Manager
Port Stephens Council
PO Box 42
RAYMOND TERRACE NSW 2324

Dear Mr Wallis

Determination of application for a site compatibility certificate for 29 Royal Avenue, Medowie – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to the application, submitted by McCloy Development Management Pty Ltd, for a site compatibility certificate for seniors housing development on land at 29 Royal Avenue, Medowie 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 in Council's email of 16 January 2018 relating to compliance with clause 26 of the Seniors Housing SEPP and potential impacts on the character of the surrounding large lot residential area justify refusal.

It is noted that as the application relates only to that part of the land zoned R5 Large Lot Residential, the applicant may still lodge a development application for seniors housing on the R2 portion of the site, without the need for a site compatibility certificate. I have advised the applicant to contact Council and discuss any proposed development prior to lodging a development application.

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

20/05/2018.