

Mr James Goode
McCloy Development Management Pty Ltd
PO Box 2214
DANGAR NSW 2309

Dear Mr Goode

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 your application of 6 December 2017 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 land at 29 Royal Avenue, Medowie.

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.

The application has been refused on the basis that the development fails to demonstrate compliance with clause 26 of the Seniors Housing SEPP and is not in keeping with the character of the surrounding large lot residential development. It is noted that during the initial rezoning process for The Bower Estate, the frontage of Boundary Road was retained as an R5 Large Lot Residential zone with a minimum lot size of 4000m² to ensure future development compatibility with rural residential development south of the site.

Given that the application relates only to that part of the land zoned R5, at your discretion you may still lodge a development application for seniors housing on the R2-zoned portion of the site without the need for a site compatibility certificate.

Council provided comment about compliance with clause 26 of the Seniors Housing SEPP and requested additional information be provided with a future development application relating to traffic, drainage, bushfire hazard and the proposed location of community facilities and storage within the asset protection zone, development design and potential impacts on the character of the surrounding large lot residential area. I encourage you to liaise with Council in relation to these matters before 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

20/03/2018