



Mr David Farmer
General Manager
Wollongong City Council
Locked Bag 882
WOLLONGONG DC NSW 2500

Dear Mr Farmer

Determination of application for a site compatibility certificate for 120 Walker Street, Helensburgh – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The Department of Planning and Environment has received an 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 Lot 2 DP 548129, 120 Walker Street, Helensburgh.

As delegate of the Secretary, I have determined the application under clause 25(4)(a) of the Seniors Housing SEPP by not issuing a site compatibility certificate. The reasons for this are:

1. having regard to the site location and accessibility, inadequate services (particularly, retail, community, medical, transport services) and infrastructure (suitable access pathways) would be available to meet the demands of residents arising from the proposed development;
2. the site is on flood-prone land and insufficient evidence has been provided to demonstrate development potential or to ensure there would be no adverse impact on surrounding land uses or risk to life and property;
3. the proposed development would be likely to result in unacceptable land-use conflicts with adjoining properties, which could adversely impact on the amenity of future seniors' residents and is likely to restrict the existing and likely future uses of surrounding sites; and
4. the bulk, scale, built form and density of the proposed development is considered to be incompatible with the existing and desired future character of the area and would result in adverse visual and amenity impacts on existing and future uses of land in the vicinity of the development.

If you have any questions in relation to this matter, please contact Mr Jeffrey Horn, Acting Director Regions, Southern, at the Department of Planning and Environment on 4224 9450.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

10/04/2018

Mr Terry Wetherall
TCW Consulting Pty Ltd
45 Eastern Avenue
MANGERTON NSW 2500

Dear Mr Wetherall

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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 Lot 2 DP 548129, 120 Walker Street, Helensburgh.

As delegate of the Secretary, I have determined the application under clause 25(4)(a) of the Seniors Housing SEPP by not issuing a site compatibility certificate. The reasons for this are:

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Marcus Ray
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