

enquiries refer

Anthony Peters

in reply please quote

DA 2016/524 Cont. 143/07



20 August 2018

Ms Tamara Prentice
Team Leader, Local Planning Northern Region
Department of Planning and Environment
Locked Bag 9022
GRAFTON NSW 2460

Dear Tamara

**Re: New Site Compatibility Certificate – Seniors Housing
Lot 239 DP 1201225, No. 67 Skennars Head Road, Skennars Head
(Your Reference: EF18/31618)**

I refer to your letter of 31 July 2018 (received 7 August 2018) seeking Council comments in relation to the recently submitted Site Compatibility Certificate (SCC).

Council previously provided advice on 17 February 2015 in relation to the now expired SCC issued for this site.

Similar to the previous advice, Council reiterates that this site has still not been identified as a strategic urban growth area or urban release area by Council due to environmental constraints and ecological significance. As the Department is aware, Council has been assessing the pending and undetermined Development Application 2016/524 for a seniors housing development over the past two years.

The originally submitted proposal comprising 211 services self-care dwellings and associated facilities/infrastructure has been revised multiple times in an attempt to lessen the impact on the previously identified site sensitivities and constraints. The most recently revised proposal is for 147 dwellings (a reduction of 30%), however based on recent assessment and particularly advice from Council's engaged entomologist, this footprint and number of dwellings will need to be further reduced.

This detailed assessment process which is still occurring has reaffirmed Council's original concerns regarding the suitability of the site for a large scale development, particularly one focused on residential accommodation of elderly people.

Despite this, since providing the previous advice some identified significant external infrastructure works have been completed by Council which assists the development of the site (i.e. roundabout at the intersection of Skennars Head Road and the Coast Road).

Additionally, legislation has since been gazetted which will require further consideration by the Department for the current SCC. Your attention is drawn to SEPP (Coastal Management) 2018 which affects a significant portion of the site and the Biodiversity Conservation Act 2016.

Consequently, although some of the previous matters raised by Council on 17 February 2015 have been resolved throughout the current assessment process and the proposed development is an improvement from that for which the previously SCC was issued, a number of matters remain outstanding and are still being assessed which can be viewed on Council's DA's Online system.

If you have any enquiries in regard to this matter please contact Anthony Peters on 1300 864 444.

Yours faithfully


Matthew Wood
Group Manager
Development and Environmental Health