



Mr Andrew Fletcher
A. Fletcher & Associates Pty Ltd
86 Victoria Street
GRAFTON NSW 2460

Dear Mr Fletcher

**Determination of application for a site compatibility certificate for Lot 400
DP1153969 (No. 425) Bent Street, South Grafton – 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* (the Seniors Housing SEPP) in relation to Lot 400 DP1153969, 425 Bent Street, South Grafton.

I, the Executive Director, Regions, 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.

Please note that the certificate requires that the final layout and building construction of the proposed seniors housing development appropriately addresses the following issues to minimise any potential impacts on the adjoining land:

- bulk;
- scale;
- visual impact;
- flora and fauna; and
- vehicle access and traffic.

If you have any questions in relation to this matter, please contact Melissa Thomson, of the Department of Planning and Environment's Tamworth office on 6701 9686.

Yours sincerely


Stephen Murray
Executive Director, Regions
Planning Services

18 July 2018

Encl: Site compatibility certificate