



Mr Brian Brown
Global Lifestyle Communities Pty Ltd
Level 1/4-6 Kingsway
CRONULLA NSW 2230

Dear Mr Brown

Determination of application for a site compatibility certificate for 49 Beach Road, Batemans Bay – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to your application dated February 2018 for a site compatibility certificate under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) in relation to part Lot 101 DP 850637 and part Lot 12 DP 124295, 49 Beach Road, Batemans Bay.

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. The requirements include:

1. That additional flood studies and details of emergency management in the case of a flood event shall be prepared and submitted to Eurobodalla Shire Council's satisfaction with any development application.
2. The final layout, number of units and on-site facilities in the proposed development will be subject to the consent authority being satisfied with the form, height, bulk, scale, setbacks, landscaping, access and parking arrangements, and shall be determined through the assessment of the development application under section 4.15 of the *Environmental Planning and Assessment Act 1979*.

If you have any questions in relation to this matter, please contact Mr Graham Towers, Team Leader, Southern Region, at the Department of Planning and Environment on 4224 9467.

Yours sincerely


Stephen Murray 10 August 2018
Executive Director, Regions
Planning Services

Encl: Site compatibility certificate