



Dr Catherine Dale
General Manager
Eurobodalla Shire Council
PO Box 99
MORUYA NSW 2537

Dear Dr Dale

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 the application, submitted by Global Lifestyle Communities Pty Ltd, for a site compatibility certificate in relation to part Lot 101 DP 850637 and part Lot 12 DP 124295, 49 Beach Road, Batemans Bay under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

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)). 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 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*.

Council's views on the proposal were considered before making this decision, and I have noted Council's support for the proposal.

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

Yours sincerely


Stephen Murray
Executive Director, Regions
Planning Services

10 August 2018

Encl: Site compatibility certificate