

Mr Craig Swift-McNair
General Manager
Port Macquarie-Hastings Council
PO Box 84
PORT MACQUARIE NSW 2444

Dear Mr Swift-McNair

Determination of application for a site compatibility certificate for part of Lot 10 DP 1088869, John Oxley Drive, Port Macquarie – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to the application, submitted by Land Dynamics Australia, for a site compatibility certificate for serviced self-care housing on part of Lot 10 DP 1088869, John Oxley Drive, Port Macquarie under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

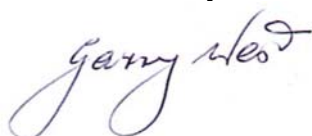
The Northern Regional Planning Panel has determined the application under clause 25(4)(a) of the Seniors Housing SEPP by not issuing a site compatibility certificate (SCC) for the following reasons:

- development of the site for more intensive purposes would be premature until Council finalises its masterplan process for the area to ensure development of the site is compatible and integrates appropriately with the longer-term strategic planning for the area and the proposed orbital link road;
- the scale and built form of the proposed development is out of character with the existing surrounding development; and
- the SCC application contains insufficient information supporting the suitability of the site regarding flooding, potential contamination and infrastructure issues.

Further, the Panel advises that the permissibility of the proposal on the land affected by the SEPP (Coastal Management) 2018 is not resolved.

If you have any questions in relation to this matter, please contact Mr Jeremy Gray in the Department of Planning and Environment's Northern Region office on 6641 6600.

Yours sincerely



Garry West
Chair
Northern Regional Planning Panel