

Mr Wayne Wallis  
General Manager  
Port Stephens Council  
PO Box 42  
RAYMOND TERRACE NSW 2324

Dear Mr Wallis,

**Determination of application for a site compatibility certificate for 71 Gan Gan Road and 100 Old Main Road, Anna Bay – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

I refer to the application, submitted by KDC Pty Ltd, for a site compatibility certificate for seniors housing development on land at 71 Gan Gan Road and 100 Old Main Road Anna Bay under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

The Hunter and Central Coast Regional Planning Panel considered the application and supporting documents, the comments provided by the local council, and the Department of Planning and Environment's assessment and has refused the application as it does not satisfy the criteria of the Seniors Housing SEPP, for the following reasons:

- the northern portion of the site is incompatible with the existing and desired future character of the locality;
- the northern portion of the site is remote from services provided on site and in the Anna Bay town centre;
- access and emergency egress to the northern portion of the site is heavily constrained;
- development of the northern portion would potentially impact preferred and supplementary koala habitat and koala habitat corridor and link areas as identified in the Port Stephens Comprehensive Koala Plan of Management; and
- the ability to provide compliant transport services to the northern portion of the site has not been adequately demonstrated.
- Insufficient information and justification were provided to support the SCC and satisfy the provisions of SEPP Housing for Seniors with a disability 2004. The panel noted opportunities were given to the applicant to provide such information. Any future consideration of the suitability of the southern part of the site fronting Gan Gan Road for more intensive urban/seniors housing purposes should be informed by the outcomes of strategic planning work being undertaken by Council for the wider Anna Bay North locality, or by more comprehensive investigations undertaken by the proponent to support a clear proposal addressing:

- provision and funding of necessary infrastructure;
- flooding and evacuation
- matters relating to bushfire and potential impacts of necessary APZs on EECs and koala habitat; and
- provision of compliant transport services for future residents and/or confirmation that access to and capacity of services within 400m of the site is adequate for the number of residents anticipated on the site and compliant with clause 26 of the Seniors Housing SEPP.

If you have any questions in relation to this matter, please contact Mr Ben Holmes, of the Department of Planning and Environment's Hunter office, on 4904 2709.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'JP' followed by a stylized flourish.

**Jason Perica**  
**Chair**  
**Hunter and Central Coast Regional Planning Panel**