



Mr Peter Thompson
General Manager
Wagga Wagga City Council
PO Box 20
WAGGA WAGGA NSW 2650

Dear Mr Thompson

Determination of application for a site compatibility certificate for 20 Hely Avenue, Turvey Park, Wagga Wagga – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to the application, submitted by Croft Developments Pty Ltd, for a site compatibility certificate for the Wagga Wagga community aged care and seniors housing development at 20 Hely Avenue (part Lot 2 DP 1183166), Turvey Park, Wagga Wagga 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. I have enclosed the site compatibility certificate.

In issuing the certificate, I have formed the view that the site is suitable for seniors housing due to its proximity to residential areas and the Wagga Wagga regional town centre, which provides retail, commercial and recreational services. The proposed use is considered to be compatible with surrounding land uses and is capable of meeting the criteria in the Seniors Housing SEPP.

I note that Council supports the issuing of a site compatibility certificate and considers that issues such as stormwater management, traffic management and heritage can be addressed as part of the preparation and assessment of a development application for the site.

If you have any questions in relation to this matter, please contact Mr Graham Judge in the Department of Planning and Environment's Queanbeyan office on 6229 7906.

Yours sincerely

 25 July 2018
Stephen Murray
Executive Director, Regions
Planning Services

Encl: Site compatibility certificate