



12 December 2018

The Secretary  
NSW Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Our ref: 2219774-50269  
Your ref:

Dear Sir/Madam

**Solitary Islands Village Stage 2 - Lot 1 DP 1128964, Darkum Road Mullaway  
Site Compatibility Certificate Application**

I refer to the attached form and associated documentation for a Site Compatibility Certificate Application for a Proposed Senior's Living Development under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in relation to land at Lot 1 DP 1128964, Darkum Road, Mullaway.

The site is zoned RU2 Rural Landscape and a Site Compatibility Certificate (SCC) is required for the proposal as Seniors Housing is not permissible within the zoning applying to the subject site. The subject land adjoins land zoned primarily for urban purposes.

The site is the subject of an approved development application for 34 serviced self-care housing units, and a previous SCC issued in 2011. The proposal seeks to address local demand and provide additional seniors living accommodation by way of a 64 bed residential care facility and 34 independent living studios (self-contained dwellings). The proposal will also provide rooms for the use by health and allied health service practitioners while treating residents and a 'respite residential care service' to meet post medical, emergency, rehabilitation or carer needs of future residents.

The proposal is located within the Coffs Harbour Local Government Area which has one the highest projected growth rate for persons over 65. The proposal will assist in meeting the needs of the ageing population by providing a suitable housing now and into the future. By providing additional aged care and respite facilities on land already approved for seniors housing, the proposal will efficiently meet projected demand whilst consolidating services and reducing impacts on local services and infrastructure.

It is understood the proposal has been lodged prior to the commencement of the festive period. GHD and the applicant are committed to work with the DPE and Northern Regional Planning Panel to facilitate determination of the SCC early in the new year.

Sincerely  
GHD

**Shaun Lawer**  
Technical Director, Planning and Environment  
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cc: DPE Northern Region - Grafton

enc: SCC Application form and documentation.