

Village Green Projects Pty Ltd
C/- Coastplan Group Pty Ltd
Attention Gavin Maberly-Smith
PO Box 568
FORSTER NSW 2428

Dear Mr Maberly-Smith

**Determination of application for a site compatibility certificate for 15
Chapmans Road, Tuncurry – State Environmental Planning Policy (Housing for
Seniors or People with a Disability) 2004**

I refer to your application of 7 January 2019 for a site compatibility certificate under clause 25(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) in relation to 15 Chapmans Road, Tuncurry.

The Hunter and Central Coast Regional Planning Panel has determined the application under clause 25(4)(a) of the Seniors Housing SEPP by issuing a site compatibility certificate subject to the satisfaction of certain requirements specified in the certificate (clause 25(7)). I have enclosed the site compatibility certificate.

The panel has determined that the site is suitable for more intensive development to accommodate seniors housing, while having few physical constraints or environmental hazards. The proposed development has access to facilities and services to support residents, while impacts on amenity of neighbours are considered minor and can be resolved as part of any future development application.

If you have any questions in relation to this matter, please contact Monica Gibson in the Department of Planning, Industry and Environment's Newcastle office on (02) 4904 2708.

Yours sincerely



Michael Leavey
Acting Chair
Hunter and Central Coast Regional Planning Panel

Encl: Site compatibility certificate