

**State Environmental Planning Policy (Housing for Seniors or People with a Disability)
2004**

Certificate of Site Compatibility

I, the Acting Executive Director, Regions, as a delegate of the Secretary of the Department of Planning and Environment, determine the application made by GHT Holdings P/L on 12 August 2016 by issuing this certificate under clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 1 is compatible with the surrounding environment and surrounding land uses, having had regard to the criteria specified in clause 25(5)(b).

Under clause 25(7), this certificate is only valid in relation to development that satisfies the requirements specified in Schedule 2 of this certificate.



Ashley Albury
Acting Executive Director, Regions
Planning Services

Date certificate issued: 25-11-2016

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

SCHEDULE 1

Site description: Part of lot 42 DP 846326, Wilton Drive and Mount Vincent Road, East Maitland.

Local Government Area: Maitland

Project description: Serviced self-care housing consisting of 122 dwellings within 89 buildings, as well as a community building, car parking and a parking area for caravans and mobile homes.

SCHEDULE 2

Application made by: GHT Holdings P/L

Requirements imposed on determination:

Biodiversity impacts resulting from the proposed development are to be offset to the satisfaction of Maitland City Council such that an "improve or maintain" biodiversity outcome would be achieved.

Visual impact mitigation measures are to be applied to the satisfaction of Maitland City Council.

The proposed development is not to be located on land identified as high flood hazard.

Any development application for the proposed development must include evidence of compliance with clause 42 of the *SEPP (Housing for Seniors or People with a Disability) 2004*.

Mr Mark Leek
ACM Landmark Pty Ltd
PO Box 627
Cessnock NSW 2325

Our ref: 16/14644

Dear Mr Leek

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 – Determination of application for a site compatibility certificate for part of lot 42 DP 846326, Wilton Drive and Mount Vincent Road, East Maitland

I refer to your application received 12 August 2016 and additional information received 6 October 2016 and 9 November 2016 for a site compatibility certificate under clause 25(1) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (the SEPP) in relation to part of lot 42 DP 846326, Wilton Drive and Mount Vincent Road, East Maitland.

I, the Acting Executive Director, Regions, as a delegate of the Secretary, have determined the application under clause 25(4)(a) of the SEPP by issuing a site compatibility certificate, subject to conditions specified in the certificate (clause 25(7)). I have attached the Certificate of Site Compatibility.

These conditions are to ensure that issues relating to biodiversity impacts, flood hazards, visual amenity and service provision are adequately addressed through the development application process should a development application be lodged.

If you have any questions in relation to this matter, please contact Mr Ben Holmes of the Department's Newcastle office on (02) 4904 2709.

Yours sincerely

 25-11-2016

Ashley Albury
A/Executive Director, Regions
Planning Services

Encl: Certificate of Site Compatibility



Mr David Evans
General Manager
Maitland City Council
PO Box 220
Maitland NSW 2320

Our ref: 16/14644

Attention: Mr Mark Roser

Dear Mr Evans

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 – Determination of application for a site compatibility certificate for part of lot 42 DP 846326, Wilton Drive and Mount Vincent Road, East Maitland

I refer to an application received 12 August 2016 for a site compatibility certificate under clause 25(1) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (the SEPP) in relation to part of lot 42 DP 846326, Wilton Drive and Mount Vincent Road, East Maitland.

I, the Acting Executive Director, Regions, as a delegate of the Secretary, have determined the application under clause 25(4)(a) of the SEPP by issuing a site compatibility certificate, subject to conditions specified in the certificate (clause 25(7)). I have attached the Certificate of Site Compatibility.

The requirements are to ensure that issues relating to biodiversity impacts, flood hazards, visual impacts and service provision are adequately addressed through the development application process should a development application be lodged. This aligns with Maitland City Council advice which noted the need for further investigations to occur as part of a future development application, should a certificate be issued.

If you have any questions in relation to this matter, please contact Mr Ben Holmes of the Department's Newcastle office on (02) 4904 2709.

Yours sincerely

A. W. Albury 25-11-2016

Ashley Albury
A/Executive Director, Regions
Planning Services

Encl: Certificate of Site Compatibility