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

**Site Compatibility Certificate**

The Hunter and Central Coast Regional Planning Panel has determined the application made by Stimpson & Baker Planning on 3 July 2019 by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The panel certifies that in its opinion:

* + the site described in Schedule 1 is suitable for more intensive development;
	+ the development described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b); and
	+ that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.

**Chair**

**Hunter and Central Coast Regional Planning Panel**

Date certificate issued: **Date**

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

**SCHEDULE 1**

**Site description:** The site is part of the Muree Golf Club at 7 Walker Crescent, Raymond Terrace, being Lot 202 DP 610043, Lot 33 DP 40136, Lot 1 Sec 22 DP 758871, Lot 31 DP 753161 and Lot 8 Sec 24 DP 758871.

**Project description:** 100 self-contained dwellings over 7 buildings comprising six three-storey buildings over semi-basement levels, and four attached two-storey townhouses, and community facilities, including a village green, playground, community room and associate parking as submitted to the Department on 27 July 2020.

**Application made by:** Stimpson & Baker Planning

**SCHEDULE 2**

**Requirements imposed on determination:**

* The location of living spaces, balconies and windows for Buildings 2 and 3 (formerly Block A and B) are aligned to address privacy of neighbours as set out in the plans as submitted 27 July 2020.
* Any proposal to open Sabre Avenue to Walker Crescent through the site is to be included in the development application and accompanied by a traffic impact assessment, including local traffic modelling.
* The full assessment of the current car park usage (cars, trailers, buggies and service vehicles) and future demand associated with the golf club is to be included in the design of the proposal and submitted with the development application.