

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

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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 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: **7 October 2020**

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

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**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

**Planning Panels Secretariat**

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## **SCHEDULE 2**

### **Requirements imposed on determination:**

1. Building 1 is to compromise a three (3) storey form facing the R2 residential interfaces north and east – carpark plus two (2) levels of built form.
2. Building 1 is to be setback from and will maintain a 16m and 20m separation to R2 zoned land to the north and east respectively.
3. Building 1 is to be designed to ensure solar access requirements are met by utilising rather than turning its back on the northern orientation and incorporate appropriate privacy resolution.
4. Carparking areas are to be setback from R2 zoned lands and maintain a landscape interface.
5. Building 2 is to be designed to provide an address to the street (including entry, pathways and casual surveillance within its street facing elevation) and maintain its north-westerly orientation and minimum separation at the building corner of 8m to adjoining R2 zoned lands
6. Buildings 3, 4, 5, and 6 are required to achieve minimum ADG separation of 12m between them.
7. Building 3 is to be setback from the carpark and servicing area of the club house.
8. The two (2) storey villas are to be deleted and the landscape interface between the adjoining recreation zone is to be maintained.
9. The deletion of villas will provide an opportunity for greater separation between buildings, particularly Building 4 and 5 and separation of Building 3 from the club house while minimising tree loss.
10. All trees along the fairways interfacing to Buildings 3, 4, 5 and 6 and on common boundaries are to remain.
11. Tree removal is to be minimised and building design to maintain a significant portion of existing trees to ensure built form is within a landscape setting.
12. Buildings 4 and 5 could accommodate another level (equivalent in area of that removed from Building 1).
13. The setbacks and building separation shown on plans is not to be reduced.
14. The overall RLs shown are to be generally adhered to but will need to change for lift and plant and appropriate floor to floor height and the changes identified above.
15. A detailed arborist report analysing tree removal and tree retention is to accompany any DA demonstrating the minimisation of tree removal.
16. An assessment that confirms that the interface between the fairways and the buildings are designed to exclude any need for safety fencing at all times is to be submitted with the DA.
17. The proposal is to meet ADG requirements particularly solar access, cross ventilation and built form separation (consistent also with separations as outlined in this set of conditions).
18. Any proposal to open Sabre Avenue to Walker Crescent through the site is to be included in the DA and accompanied by a traffic impact assessment, including local traffic modelling.
19. Wayfinding for residents, visitors and emergency services is to be documented with the DA.
20. A 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 DA