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

**Site Compatibility Certificate – 32 Industrial Drive, Mayfield**

The Hunter and Central Coast Regional Planning Panel has determined the application made by Western Suburbs (N'cle) Leagues Club Ltd on 21 May 2021 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 site compatibility application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.

**Name**

**Chair**

**Hunter and Central Coast 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:** Lot 100 DP 1084939, 32 Industrial Road, Mayfield.

**Project description:** 176 seniors self-care residential units, in five buildings with basement car parking for residents and associated community and private open space.

**Application made by:** CityPlan Strategy & Development P/L

**SCHEDULE 2**

**Requirements imposed on determination:**

1. address in more detail at the development application stage;
	1. frequency and destinations of the proposed community bus service;
	2. overshadowing, solar access and visual impacts;
	3. impact of the loss of two fig trees to provide access and the on-going management and replacement of the mature fig trees over time;
	4. local flooding and design responses;
	5. potential contamination of the site and amelioration;
	6. visual analysis from Hinkler and William Streets and impacts of proposed tree removals; and
	7. the then RMS traffic and access requirements for access to the site in consultation with City of Newcastle Council including measures to manage any increased local traffic impacts.