

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 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.



Alison McCabe
Chair
Hunter and Central Coast Planning Panel

Date certificate issued: 14 February 2022

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. Retention of the setbacks to William Street and southern boundary in the order of 18-20 metres to ensure existing vegetation is retained. A detailed Arborists Report will need to accompany any Development Application;
2. Impact of the loss of two (2) fig trees to provide access and the on-going management and replacement of the mature fig trees over time;
3. Buildings should not be unnecessarily elevated from ground level;
4. Scale of development not exceeding three (3) to four (4) storeys to William Street (Blocks A, B and C) and six (6) storeys (Blocks D & E). Buildings E and A being redesigned to address the poor amenity and outlook arising from the access and servicing from the existing Club/Hotel;
5. Building D & E relationship to the existing carpark building being redesigned to ensure appropriate amenity outcomes;
6. Detailed analysis of overshadowing, solar access and visual impacts to be included in any DA;
7. Local flooding and design responses to be assessed;
8. Potential contamination of the site and amelioration to be addressed;
9. Visual analysis from Hinkler and William Streets to be provided;
10. Adoption of RMS traffic and access requirements in consultation with City of Newcastle Council including measures to manage any increased local traffic impacts;
11. Detailed analysis of carparking – both existing requirements and those arising from the development; and
12. Frequency and destinations of the proposed community bus service being detailed.