

Office of the Secretary

Mr HR and Mrs BC Grugeon
PO Box 3042
Thornton NSW 2322

Our ref: 14/20538

Attention: Tanya Gurieff

Dear Mr and Mrs Grugeon

Determination of application for a site compatibility certificate for 216 Duckenfield Road, Berry Park - *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

I refer to your application of 10 December 2014 for a site compatibility certificate under clause 25(1) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors Housing SEPP) in relation to 216 Duckenfield Road, Berry Park.

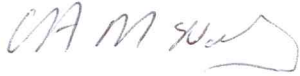
I have determined the application under clause 25(4)(a) of the Seniors Housing SEPP by issuing a site compatibility certificate. I have attached the Certificate of Site Compatibility.

However, please note that I have asked Maitland City Council to carefully consider the following matters in their assessment of the development application:

- potential land use conflict with adjoining rural land uses;
- the agricultural significance of the land and the need to retain it in agricultural production;
- flood evacuation;
- bushfire safety;
- acid sulphate soils;
- impacts on water quality;
- infrastructure integration and staging with existing and future surrounding land uses;
- that appropriate arrangements are in place to ensure access to facilities and services; and
- visual impacts of the proposal on the existing rural landscape.

If you have any questions in relation to this matter, please contact Mr David Rowland, General Manager of the Department's Hunter and Central Coast Region, on (02) 4904 2708.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'CA M McNally', with a stylized flourish at the end.

Carolyn McNally 7.5.15
Secretary

Enc: Site Compatibility Certificate