



Office of the Secretary

Mr David Evans
General Manager
Maitland City Council
PO Box 220
Maitland NSW 2320

15/13913

Dear Mr Evans

Determination of application for a site compatibility certificate for Lot 7 DP 829150 Duke Street, Morpeth - *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

I refer to an application of 6 August 2015 for a site compatibility certificate under clause 25(1) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (the SEPP) in relation to Lot 7, DP 829150, Duke Street Morpeth.

I have determined the application under clause 25(4)(a) of the SEPP by refusing to issue a certificate.

The reasons for refusing to issue a certificate are:

- the site of the proposed development is not considered suitable for more intensive development, due to its location within the Morpeth Heritage Conservation Area;
- the proposed development is of a bulk, scale, built form and character not compatible with the existing and future uses in the vicinity of the development; and
- Council's analysis identifies a range of significant impacts on the heritage setting and values of the village of Morpeth that could not be reasonably and effectively mitigated.

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

Yours sincerely

Carolyn McNally
Secretary

25.9.15