



PNC002447

Our Ref: P44574 ((1152309))

Phone Enquiries: 4934 9700
Mark Roser



08 December 2015

Nsw Planning & Environment
Po Box 1226
NEWCASTLE NSW 2300

ATT: Katrine O'Flaherty

Re: Site Compatibility Certificate for Seniors Housing at Lot 1012 DP1103879 Mt Vincent Rd East Maitland

I refer to your letter dated 2 December 2015 requesting comment from Maitland Council in accordance with Clause 25(3) of the SEPP, for the above matter, and advise the following.

The submitted site studies in support of the proposal are deficient in the following areas:

1. The Flora/Fauna Statement of Effect dated 2015 is for a rezoning and subsequent residential subdivision for Lot 42 DP 846326, not Lot 1012 DP 1103879. Council therefore cannot comment of this in relation to the subject matter;
2. The Flora/Fauna Seven Part Test for Lot 1012 DP 1103879 was prepared in April 2010 for a proposed Equestrian Facility. Council is of the opinion that the site study is outdated and for the wrong land use and therefore cannot provide comment on this in relation to the subject matter;
3. The Bushfire Report is for both Lot 42 and Lot 1012 and dated November 2012. Council is of the opinion that this report is outdated and therefore cannot provide comment on this in relation to the subject matter.

Council therefore requests that the Department "stop the clock" in relation to the statutory timeframe for comments from Council, and request from the proponent correct and up to date studies for the proposal and site.

Yours sincerely

Mark Roser
Senior Strategic Town Planner

