



Mr David Evans  
General Manager  
Maitland City Council  
P.O Box 220  
MAITLAND NSW 2320

Our ref: 15/08325

Att: Mark Roser

Dear Mr Evans

**SITE COMPATIBILITY CERTIFICATE FOR SENIORS HOUSING AT MOUNT VINCENT ROAD, EAST MAITLAND, BEING LOT 1012, DP 1103879**

On 25 November 2015 the Department received an application for a site compatibility certificate under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, (the SEPP) at the above location. The Department referred the application to Council for comment in accordance with clause 25(3) of the SEPP. In response, Council's letter dated 8 December 2015 indicated that the submitted site studies in support of the proposal were deficient particularly in relation to the environmental and bushfire reports.

The Department has now received an updated flora and fauna assessment report for the proposed senior housing development, and amended plans. Copies of these supporting documents have been included for your review. An updated bushfire report has not yet been received.

The SEPP (Housing for Seniors or People with a Disability) sets out a clear process for the consideration and determination of applications for site compatibility certificates. In accordance with Clause 25(3) of the SEPP, the application is referred to Maitland City Council. Should Council wish to make comments on the consistency of the proposal with the criteria in clause 25(5)(b), written comments need to be forwarded to the Department within 21 days.

Should you wish to discuss this matter or require any clarification of the above, please contact Susan Blake, at the Department's Newcastle office on 4904 2720.

Yours sincerely

**Katrine O'Flaherty**  
**Team Leader**  
**Hunter & Central Coast Region**

23/2/2016