



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

Our ref: 16/14644

Attention: Mr Mark Roser

Dear Mr Evans

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 – Determination of application for a site compatibility certificate for part of lot 42 DP 846326, Wilton Drive and Mount Vincent Road, East Maitland

I refer to an application received 12 August 2016 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 part of lot 42 DP 846326, Wilton Drive and Mount Vincent Road, East Maitland.

I, the Acting Executive Director, Regions, as a delegate of the Secretary, have determined the application under clause 25(4)(a) of the SEPP by issuing a site compatibility certificate, subject to conditions specified in the certificate (clause 25(7)). I have attached the Certificate of Site Compatibility.

The requirements are to ensure that issues relating to biodiversity impacts, flood hazards, visual impacts and service provision are adequately addressed through the development application process should a development application be lodged. This aligns with Maitland City Council advice which noted the need for further investigations to occur as part of a future development application, should a certificate be issued.

If you have any questions in relation to this matter, please contact Mr Ben Holmes of the Department's Newcastle office on (02) 4904 2709.

Yours sincerely

A. W. Albury 25-11-2016

Ashley Albury
A/Executive Director, Regions
Planning Services

Encl: Certificate of Site Compatibility