



Mr Geoffrey Cox
Director
GX Nominees Pty Ltd
PO Box 6137
West Gosford NSW 2250

16/13395

Dear Mr Cox

Determination of Application for a Site Compatibility Certificate – SEPP (Seniors Housing) 2004 – Part Lot 3 DP 1130059, Lions Drive, Mudgee.

I am writing regarding your application for a site compatibility certificate under the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (SEPP (Seniors Housing)) in relation to Part Lot 3 DP 1130059, Lions Drive, Mudgee.

I have determined the application under clause 25(4)(a) of the SEPP (Seniors Housing) by issuing a site compatibility certificate (certificate). The certificate is enclosed with this letter.

Issues relating to servicing, stormwater, legal access and salinity management are identified in the certificate to be addressed by the proponent as part of any future development application for the proposed aged care facility at this site

Should you have any further enquiries, please contact Megan Jones at the Department's Dubbo office on (02) 6841 2180.

Yours sincerely

**Marcus Ray
Deputy Secretary
Planning Services**

29/4/2016

Encl.
Site of compatibility certificate

**State Environmental Planning Policy (Housing for Seniors or People with a Disability)
2004
Certificate of Site Compatibility**

I, the Deputy Secretary, Planning Services of the Department of Planning and Environment, determine the application made by GX Nominees Pty Ltd on 30 September 2016 by issuing this certificate under clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development;
- the development described in Schedule 2 is compatible with the surrounding land uses having had regard to the criteria specified in clause 25(5)(b).


Marcus Ray
Deputy Secretary
Planning Services

Date certificate issued: 29/11/2016

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

SCHEDULE 1

Site description: Part Lot 3 DP 1130059, Lions Drive, Mudgee.

SCHEDULE 2

Application made by: GX Nominees Pty Ltd

Project description: Proposed 60 – 80 bed aged care facility.

Requirements imposed on determination:

- (1) That servicing, stormwater, legal access and salinity management are to be considered by Council when assessing any future development application for an aged care facility on the subject site.