



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

Attention: Ian Shillington

Dear Mr Evans

**Determination of application for a site compatibility certificate for 161 serviced self-care units - *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004***

I refer to the application, submitted by McCloy Thornton Pty Limited, for a site compatibility certificate for 161 serviced self-care units and associated works at 107 Haussman Drive, Thornton under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors Housing SEPP).

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

I have formed the opinion that the concerns raised in Council's letter dated 28 August 2017 relating to compliance with clause 26 of the Seniors Housing SEPP, balancing bushfire constraints with ecological value and provision of additional studies can be addressed at the development application stage. The final development outcome will be subject to the consent authority's assessment if the development application under section 79C of the *Environmental Planning and Assessment Act 1979*. I have advised the applicant to contact Council and discuss the development prior to lodgement of the development application.

If you have any questions in relation to this matter, please contact Corrine Manyweathers, of the Department of Planning and Environment's Newcastle office on 4345 4404.

Yours sincerely

 4 October 2017  
**Stephen Murray**  
**Executive Director, Regions**  
**Planning Services**

Enc: Certificate of Site Compatibility