Mr Shame Boslem
McCloy Thornton Pty Limited
PO Box 2214
DANGAR NSW 2309

Dear Mr Boslem

Determination of application for a site compatibility certificate for Lot 2, DP 1145348, 107 Haussman Drive, Thornton - State Environmental *Planning Policy (Housing for Seniors or People with a Disability) 2004*

I refer to your application of 9 August 2017 for a site compatibility certificate under clause 25(1) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors Housing SEPP) in relation to 107 Haussman Drive.

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.

It is noted that no detailed design was provided as part of the application, however it was determined that its location within the existing and future Thornton North urban context and proximity to public transport and services provide sufficient scope for seniors housing on the site, subject to resolution of development application matters and compliance with the Seniors Housing SEPP.

Maitland City Council provided comment about compliance with clause 26 of the Seniors Housing SEPP, as well as requiring additional information to be provided with a future development application relating to earthworks, stormwater, traffic, vegetation, bushfire and proximity to the electricity substation. I encourage you to liaise with Council in relation to these matters prior to the lodgement of a 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