

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

The Hunter and Central Coast Regional Planning Panel has determined the application made by Teakmill Pty Ltd on 8 May 2018 by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

The Panel certify that in their opinion:

- the site described in Schedule 1 is suitable for more intensive development;
- the development described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b);
- that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.



Julie Savet Ward
Acting Chair
Hunter and Central Coast Planning Panel

Date certificate issued: **12 February 2019**

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

SCHEDULE 1

Site description: 40-54 McFarlanes Road, Berry Park

Project description: Seniors housing for serviced self-care dwellings (233 dwellings in the form of demountable dwellings), a community centre, community facilities and associated site infrastructure.

Application made by: Teakmill Pty Ltd

SCHEDULE 2

Requirements imposed on determination:

1. The developable area of the site must be restricted to that land which is not flood-affected (as defined by Maitland LEP 2011) and not bushfire prone (as defined by Maitland City Council's Bushfire Prone Land maps).
2. A consent authority of any development application must be satisfied that bushfire, flooding, site contamination, visual impact and odour impact issues are resolved.
3. Any development application must justify the total number of dwellings (being less than or equal to the 233 dwellings proposed) and the location of the community facilities (open space should be located on the ridge top to increase visual compatibility).
4. All buildings must be designed for passive solar access and thermal comfort as specified in clause 35.
5. A landscape plan must accompany any development application.