

12 February 2019

Ms Tanya Gurieff  
Teakmill Pty Ltd  
PO Box 3042  
THORNTON NSW 2322

Dear Ms Gurieff

**Determination of application for a site compatibility certificate for 40-54 McFarlanes Road, Berry Park – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

I refer to your application of 8 May 2018 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 40-54 McFarlanes Road, Berry Park (Lots 13 and 14 DP 1122688 and Lot 1 DP 797227).

The Hunter and Central Coast Regional Planning Panel has determined the application under clause 25(4) 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 enclosed the site compatibility certificate.

The Panel considered the information in Council's submissions of 22 June 2018 and 28 September 2018. The Panel formed the opinion that the site is suitable for more intensive development for the purposes of serviced self-care dwellings.

In issuing the certificate, the Panel recognised that the site has some environmental constraints and has asked Maitland City Council to consider, in particular, the following matters in its consideration of any development application on the site:

- flooding;
- bushfire management;
- potential site contamination from previous land uses;
- potential odour impact from surrounding land uses;
- potential land-use conflict with adjoining rural land uses;
- visual impact of the proposal on the rural landscape, particularly protection of the central ridgeline from built form.

Several requirements have been attached to the certificate including that the developable area of the site be restricted to land which is not flood-affected and not bushfire prone.

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

Yours sincerely

A handwritten signature in black ink, reading "Julie Savet Ward". The signature is written in a cursive, flowing style.

**Julie Savet Ward**  
**Acting Chair**  
**Hunter and Central Coast Regional Planning Panel**

Encl: Site compatibility certificate