

12 February 2019

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

Dear Mr Evans

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 the application, submitted by Teakmill Pty Ltd, for a site compatibility certificate for 233 serviced self-care dwellings, a community centre, community facilities and associated site infrastructure under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

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 asks that Maitland City Council considers, 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, appearing to read 'Julie Savet Ward', written in a cursive style.

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

Encl: Site compatibility certificate