



Mr Adrian Panuccio  
General Manager  
MidCoast Council  
PO Box 482  
TAREE NSW 2430

Dear Mr Panuccio

**Determination of application for a site compatibility certificate for 2-4 Hilda Close, Taree (Lots 8 and 9 DP 710524) – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

I refer to the application, submitted by The Salvation Army – Aged Care Plus, for a site compatibility certificate for a residential aged care facility comprising 80 beds 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 enclosed the site compatibility certificate.


In issuing the certificate, I have formed the view that the site is suitable for seniors housing due to its proximity to residential areas, Manning Hospital and the retail, commercial and recreational services in the Taree town centre. The proposed use is considered to be compatible with surrounding land uses and is capable of meeting the criteria in the Seniors Housing SEPP.

I note that Council supports the issuing of a site compatibility certificate. I have included a requirement for the proponent to submit a detailed landscape plan with the development application in response to Council's comments about a need for landscaping to address amenity and vegetation loss and managing bushfire hazards.

I have also included requirements for the final number of beds within the residential care facility to be determined through the assessment of the development application, and for the provision of private transport for residents to access external facilities and services.

If you have any questions in relation to this matter, please contact Mr Trent Wink in the Department of Planning and Environment's Newcastle office on 4904 2716.

Yours sincerely

 5 September 2018  
**Stephen Murray**  
**Executive Director, Regions**  
**Planning Services**

Encl: Site compatibility certificate