

**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 Village Green Projects Pty Ltd, C/- Coastplan Group Pty Ltd on 7 January 2019 by issuing this certificate under clause 25(4) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

The panel certifies that in its 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); and
- 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.



Michael Leavey
Acting Chair
Hunter and Central Coast Regional Planning Panel

Date certificate issued: **Wednesday, 7 August 2019**

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

SCHEDULE 1

Site description: 15 Chapmans Road, Tuncurry NSW 2428 (Lot 3 DP 778263)

Project description: 28 hostel units and associated car parking

Application made by: Village Green Projects Pty Ltd, C/- Coastplan Group Pty Ltd

SCHEDULE 2

Requirements imposed on determination:

1. Any development application for the proposed development should address the following matters, to the satisfaction of the consent authority:
 - a) clarify the nature of the development as hostel accommodation, as defined under the SEPP, and address compliance of the development with the SEPP standards, including the requirements of Schedule 3.
 - b) address water quality and stormwater runoff impacts which would necessitate preparation of a water management strategy, inclusive of MUSIC modelling.
 - c) demonstrate whether a Biodiversity Assessment is required under the provisions of the *Biodiversity Conservation Act, 2016*.
 - d) consistency of design and materials with the adjoining seniors housing development, and the integration of services and facilities provided as part of that development.
 - e) appropriate site planning, respecting the R5 setting of the land to the west and the zone objectives, and including consideration of retaining existing large trees on the site (particularly adjacent to the western boundary at the front of the site) and the landscape buffer and setback treatment of buildings along the western boundary. These considerations may impact on the layout and final number of dwellings (to a maximum of 28) that can be achieved