

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

The Hunter Central Coast Planning Panel has determined the application made by Willow Tree Planning on 25 September 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 having taken into account the written comments from the General Manager of Newcastle City Council regarding the proposed development; 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.



**Juliet Grant
Acting Chair
Hunter Central Coast Planning Panel**

Date certificate issued: 30 April 2020

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

SCHEDULE 1

Site description: Lots 1, 2 & 3 DP 229558, Lot 4 DP 1223244, Lot 3 DP 515310 and Lot 2 DP 239405, 40 King Street, Adamstown

Project description: 148 serviced self-care aged housing units within a six (6) storey tower development with basement parking and associated facilities, including a Wellness Centre, as per the location, bulk and scale described in the site compatibility application prepared by Willow Tree Planning for Third Age, dated 25 September 2019.

Application made by: Willow Tree Planning on behalf of Third Age Merewether P/L (for the Merewether Golf Club)

SCHEDULE 2

Requirements imposed on determination:

1. Consideration of extending the footpath network to the bus stop near Henderson Park/James Street.
2. The residential tower footprint to be located in the area nominated as “developable area” on the indicative plans prepared by Marchese Partners September 2019, which is approximately 130m south of the northern boundary of the golf course.
3. The following information is to be submitted with the Development Application for consideration by the determining authority:
 - a) plans and information that detail the existing trees to be retained, the height of those within the immediate proximity of the built form and how building heights sit below those retained canopies;
 - b) a report on design excellence in the context of the proposed height, bulk and scale;
 - c) an arborist report and landscape plan of management that addresses:
 - the on-going management and retention of the existing screening vegetation; and
 - identification of any existing vegetation proposed to be removed and opportunities for succession planting.
 - d) shadow diagrams and solar access analysis to ensure adequate solar access is provided in accordance with clause 35 of SEPP (Housing for Seniors or People with a Disability).
 - e) a management plan that supports the continued operation of the golf course including:
 - mitigation measures for managing safety from ball strikes; and
 - the amenity of residents of the proposed development.
 - f) a traffic impact assessment that addresses levels of service (LOS) changes on the local street network, including Glebe Road.