

## **Seniors Housing Determination of Certificate of Site Compatibility**

Part 1A of *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004

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I, the Director-General of the Department of Planning, pursuant to clause 25(4)(a) of the *State Environmental Planning Policy* (Housing for Seniors or People with a Disability) 2004, determine the application made by SJB Planning on behalf of the Cyprus Community Club of NSW Limited on 21 October 2009 by issuing this certificate.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 2 is compatible with the surrounding environment, having had regard to the criteria specified in clause 25(5)(b).

  
**Sam Haddad**  
Director-General  
Department of Planning

Date certificate issued: 14<sup>th</sup> December 2009.

**Please note:** This certificate will remain current for 24 months from the date of issue.

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### **SCHEDULE 1**

**Site description:**

The subject site is located in Marrickville LGA and comprises: 58-76 Stanmore Road, Stanmore (being parts of Lot 1 DP 105806, Lot 1 DP 971516, Lots 1-3 DP 444675 and Lot 1 DP 167529). The extent of the site is shown within the Application for Site Compatibility Statement (Figure 3) submitted to the Department of Planning on the 21 October 2009. The subject site is zoned predominantly Residential 2(A), with a portion of the site zoned Special Uses 5(A) under the Marrickville Local Environmental Plan 2001. The seniors housing element of the proposed comprehensive redevelopment to be accommodated on the Cyprus Community Club land occupies this part of the site and has an area of 3,859.50 sqm.

### **SCHEDULE 2**

**Application made by:** Ms Alison McCabe, SJB Planning.

**Project description:**

The seniors living component of the proposal is for the development of 60 single bedroom seniors housing self-care dwellings.

The comprehensive proposal will also include: alterations and additions to the existing Cypress Community Club building to provide new dining and function facilities as well as an open plaza; a new level to the Club building to accommodate function and guest accommodation facilities; a gallery space; and a new basement car park with lift access to seniors accommodation to service the proposed uses on the site.

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**Requirements imposed on determination:**

- In accordance with Clause 23 (1) of SEPP (Housing for Seniors and People with a Disability) 2004, Council should ensure that appropriate separation measures and protocols are implemented to avoid land use conflict between the proposed seniors housing development and the operation of the Cyprus Club; and
  - The final form and density of the seniors living development permitted on the site including infrastructure, floor space ratio, height and open space issues, shall be determined by Marrickville Council during the assessment of the associated development application.
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