

Office of the Director General

Ms Alison McCabe
Director
SJB Planning
Level 2, 490 Crown Street
Surry Hills NSW 2010

Our ref: S08/00938

Dear Ms McCabe

Subject: Determination of application for a Site compatibility certificate, State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to your application of 21 October 2009 for a site compatibility certificate under clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 ('the SEPP') in relation to the proposed seniors housing development at 58-76 Stanmore Road, Stanmore (being part of Lot 1 DP 105806, Lot 1 DP 971516, Lots 1-3 DP 444675 and Lot 1 DP 167529).

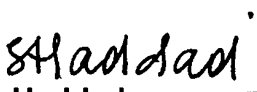
I have made the determination to issue the site compatibility certificate under clause 25 (4) (a) of the SEPP on the basis that the site of the proposed development is suitable for more intensive development and that development for the purposes of seniors housing of the kind proposed in the application is compatible with the surrounding environment, having had regard to the criteria specified in clause 25 (5) (b). Please find the Determination of Certificate of Site Compatibility attached.

The following requirements have been imposed on the Certificate:

- 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.

Should you have any further enquiries about this matter, I have arranged for Ms Megan Hollingsworth, Senior Planner, Sydney Region East, to assist you. Ms Hollingsworth may be contacted at the Department's Bridge St Office on telephone number (02) 9228 6286.

Yours sincerely


Sam Haddad
Director General

14/12/2009