

## 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 APP Corporation on 11<sup>th</sup> December 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).

Under clause 25(7), this certificate is only valid in relation to development that satisfies the requirements specified in Schedule 2 of this certificate.

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

Date certificate issued: 6<sup>th</sup> May 2010

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

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### SCHEDULE 1

**Site description:** Lot A DP79074, Lot B DP79074, Lot 1 DP152049, Lot 2 DP15049, Lot 3 DP15049 at 367 Bronte Road, Waverley NSW 2024 (Waverley LGA)

### SCHEDULE 2

**Application made by:** APP Corporation on behalf of Catholic Archdiocese of Sydney

**Project description:** Calvary Aged Care Facility for Calvary Loreto Retirement Community - Demolition of existing buildings on site and the development of a new seniors housing complex comprising:

- a building containing a 99 bed Residential Care Facility, and
- the construction of a new building containing 14 self-contained dwellings.

**Requirements imposed on determination:**

1. Design amendments be made to the proposed development generally consistent with the built form, open space, landscaping and elevational treatment principles outlined in the Urban Design Review (February 2009) undertaken by LFA (Pacific) Pty Ltd to address:
    - a. the massing and bulk of the RAC building;
    - b. the impact on adjoining properties with regard to the potential for overshadowing and overlooking;
    - c. the location of the buildings on the site and the appropriate physical separation of the buildings to improve the plaza area and the residential amenity for the future occupants.
  2. Pedestrian safety and adequate vehicular access to and from the site being satisfactorily resolved.
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