



Planning

Office of the Director General

Mr Peter Lee
Project Director
APP Corporation Pty Limited
Level 6, 53 Berry Street
NORTH SYDNEY NSW 2060

Our ref: PCU001451

File: S09/01494

Dear Mr Lee

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 11 December 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 367 Bronte Rd, Waverley.

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.

Whilst I have decided to issue the certificate, I have imposed requirements on the determination to highlight the need for suitable design amendments to be made to the proposed development. This is in order to address issues relating to the design of the residential care facility. The requirements also aim to ensure an appropriate physical separation of the residential care facility and the self contained dwelling complex, in order to improve the residential amenity for residents of each building. In addition, I have required that pedestrian safety and adequate vehicular access to and from the site being satisfactorily resolved.

I note that Waverley Council has deferred the assessment of the development application for the proposal, until numerous issues have been addressed. I have arranged for Michael File, A/Regional Director, Sydney Region East to advise Waverley Council of the outcome of the Site Compatibility Certificate application and to request that Council deal expeditiously with the development application, following your submission of amended plans which resolve the issues as outlined in the attached certificate and this letter.

Should you have any further enquiries about this matter, I have arranged for Ms Rosalind Louis, Team Leader, Sydney Region East, to assist you. Ms Louis may be contacted at the Department's Bridge St Office on telephone number (02) 9228 6419.

Yours sincerely



Sam Haddad —

Director General

6/5/2010