

Seniors Housing Determination of Certificate of Site Compatibility

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

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 the Benevolent Society on 13th April 2010 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: **7 May 2010**

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

SCHEDULE 1

Site description: Lot 2/DP 212809, Lots 12 and 13/DP 979732 30 Wellington Street, 18-22 Ocean Street, 24A Ocean Street, Bondi, NSW 2026. (Waverley LGA)

SCHEDULE 2

Application made by: The Benevolent Society

Project description: Demolition of existing buildings (excluding Scarba House), partial excavation of the site and the erection of 3 buildings, 1 building of up to 5 storeys and 2 buildings of up to 10 storeys, for use as self-care Seniors Housing with ancillary facilities and car parking, together with the refurbishment and re-use of Scarba House.

Requirements imposed on determination:

1. the final form of the development on the site will be subject to the consent authority being satisfied that the resulting impacts to neighbouring properties in regard to overshadowing and amenity impacts are acceptable