

**Office of the Director General**

Mr Robert Goff  
Premier Consulting Australia Pty Ltd  
Level 5, 1 Albert Street  
SYDNEY NSW 2000

13/07332

Dear Mr Goff

I refer to your application for a site compatibility certificate under clause 25(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Living SEPP) in relation to land at 367 Bronte Road, Bronte, being Lots A and B, DP 79074 and Lots 1,2 and 3 DP 15249.

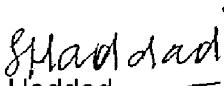
I have made the determination to issue the Site Compatibility Certificate under 25(4)(a) of the Seniors Living SEPP on the basis that the site of the proposed development is suitable for more intensive development and that development for the purposes of seniors housing of the kind proposed in the application 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.

I note Waverley Council has raised specific issues regarding overshadowing, view impacts, privacy, traffic impacts, tree protection and tree retention. I encourage you to discuss the detailed design and form of the proposal with Council, prior to the submission of a future development application.

If you have any questions in relation to this matter, please contact Mr Tim Archer, Team Leader of the Department of Planning and Infrastructure's Sydney Region East Team on 9228 6386.

Yours sincerely

  
Sam Haddad  
Director General 20/7/2013

**Encl:** Certificate of Site Compatibility