



Ms Lauren McMahon Our ref: 16/12501
Mecone Your ref:
Suite 1204B, Level 12
179 Elizabeth Street
Sydney NSW 2000

Dear Ms McMahon

Determination of application for a site compatibility certificate for Lot 1 DP 1116995 – 2B West Street, Lewisham

I refer to your application of 30 May 2016 for a site compatibility certificate under clause 25 of *State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004* (the SEPP) in relation to 2B West Street, Lewisham.

As the Secretary's delegate, I have determined the application for a site compatibility certificate under clause 25(4) of the SEPP by issuing a certificate subject to the satisfaction of certain requirements specified in the certificate (clause 25(7)). I have attached the Certificate of Site Compatibility.

Noting the requirement in Schedule 2 of the certificate, the final development form and layout, and number of independent living units and residential aged care facility bedrooms shall be determined by the consent authority through the assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.

The Department recognises that the overall size of the site and its immediate context provide sufficient scope to accommodate additional new buildings of greater height and scale than those currently existing on the site.


However, the proposal in its current form is considered excessive in relation to both the site and the wider surrounding built environment and should be reviewed to consider a reduction in height as part of the development application process.

Particular consideration should be given to the overall height, bulk and scale of the proposed 'Building 1' and 'Building 2' (including podiums) in order to provide a more appropriate scale. Consideration should also be given to the degree of setback applying to 'Building 3' facing West Street, to avoid excessive bulk and scale, and to minimise impact on existing view lines, at the West Street frontage.

I would encourage you to liaise with Council in relation to these matters prior to the lodgement of a development application.

If you have any questions in relation to this matter, please contact Ms Karen Armstrong, Director, Sydney Region East of the Department of Planning and Environment on (02) 9274 6512.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

09/12/12
Encl. Site Compatibility Certificate