

**State Environmental Planning Policy (Housing for Seniors or People with a Disability)
2004
Certificate of Site Compatibility**

I, the Deputy Secretary, Planning Services, as delegate of the Secretary, of the Department of Planning and Environment, determine the application made by Mecone on 27 May 2016, by issuing this Certificate under clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 1 is compatible with the surrounding environment and surrounding land uses, having had regard to the criteria specified in clause 25(5)(b); and
- that development for the purposes of seniors housing of the kind proposed in the application is compatible with the surrounding land uses subject to the requirements specified in Schedule 2 of this certificate.



Marcus Ray
Deputy Secretary
Planning Services

Date certificate issued: *09 December 2016*

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

SCHEDULE 1

Site description: Lot 1 DP1116995, 2B West Street, Lewisham

Project description: Works to develop the site for seniors housing comprising:

- the demolition of an existing aged care hostel;
- alterations, additions and associated conservation works to the existing Ann Walsh building and Novitiate Building and the construction of a podium with two buildings above, and separate third building, to create accommodation for independent living units (ILUs), residential aged care facilities and ancillary uses; and
- basement car parking, associated vehicular access and landscaping.

SCHEDULE 2

Application made by: Mecone on behalf of Catholic Healthcare Limited

Requirements imposed on determination:

The final layout and number of Independent Living Units and residential aged care bedrooms in the proposed seniors housing development will be subject to the consent authority being satisfied with the form, height, bulk, scale, setbacks, landscaping, access and parking arrangements, and shall be determined through the assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.