



Ms Karen Beck  
Paynter Dixon Constructions  
Level 2, 2 Richardson Place  
North Ryde NSW 2113

Our ref: 13/09377

Dear Ms Beck

**Determination of application for a site compatibility certificate for Lot 1 DP 562126; Lot 1 DP 380326; Lot 112 Section 3 DP 3292; Lot 113 Section 3 DP 3292; Lot 102 Section 3 DP 3292; Lot 103 Section 3 DP 3292 and Lot 1 DP 923373, Kensington Road, Kensington.**

I refer to the application for a Site Compatibility Certificate under clause 25(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP) in relation to land known as St. Joseph's Aged Care buildings at the Our Lady of the Sacred Heart site, Kensington NSW.

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

In response to comments provided by Randwick Council, I have imposed requirements on the Certificate that the final layout and number of bedrooms in the aged care development will be subject to Council, as RPA, being satisfied with the form, height, bulk, scale, setbacks and landscaping, and that a suitably qualified heritage consultant be engaged in the design development to ensure that the final design is appropriate to the site and sympathetic to the heritage buildings on the site.

The final development layout and number of beds in the proposed expansion of the aged care facility shall be determined by Council through the assessment of the development application under section 79C of the *Environment Planning and Assessment Act 1979*.

If you have any enquiries in regards to this matter, please contact Ms Charlene Nelson, Senior Planner, Sydney East Region of the Department of Planning and Environment on (02) 9274 6570.

Yours sincerely

**Marcus Ray**  
Deputy Secretary  
Planning Services

24/02/2017  
Encl: SCC certificate