

Mr Mark Ferguson

17/408352

General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660


Dear Mr Ferguson

Determination of application for a site compatibility certificate for 58 Laitoki Road, Terrey Hills – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

I refer to the above application and council's comments.

I, the Acting Deputy Secretary, Planning Services as delegate of the Secretary have determined the application under clause 25(4)(a) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP (Seniors Housing)) by issuing a site compatibility certificate. I have attached the Certificate of Site Compatibility.

The decision to issue the site compatibility certificate in this instance was primarily made on the following basis:

- the site described in Schedule 1 is suitable for more intensive development; and
- the use of the site for dwellings designed for seniors and people with a disability is unlikely to have any significant adverse impact on the surrounding environment or land uses having regard to the criteria set out in clause 25(5)(b) of the SEPP.

The Certificate has been issued on the basis that matters such as access to services and facilities via appropriate pedestrian and public transport facilities, building bulk and scale, flora and fauna, land slip, flooding, traffic and potential contamination will need to be resolved at the development application stage to determine whether it is appropriate for the proposal to proceed.

If you have any questions in relation to this matter, please contact Ms Ellen Jones, of the Department of Planning and Environment's Sydney Region East branch on (02) 9228 6470.

Yours sincerely


14 July 2017
Stephen Murray
Acting Deputy Secretary
Planning Services

Encl: SCC certificate