



Our ref: 17/09019

Mr Ray Brownlee
General Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

Dear Mr Brownlee

Determination of application for a site compatibility certificate for 481 – 499 Malabar Road, Maroubra – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to the above application and comments endorsed by Council at its meeting of 8 August 2017.

I, the Deputy Secretary, Planning Services, as a 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 (the SEPP) by issuing a site compatibility certificate subject to satisfaction of certain requirements specified in the certificate (clause 25(7)). I have attached the Certificate of Site Compatibility.

In issuing this Certificate, I have determined that the site is suitable for more intensive development and that use of the site for seniors housing is compatible with the surrounding environment and land uses.

I note that the final layout and heights, building construction and onsite facilities in the proposed seniors housing development will be subject to the resolution of issues relating to bulk and scale, impacts on flora, landscaping, flooding, traffic, geotechnical hazards and potential contamination. The Certificate has been conditioned to confirm that these matters will need to be addressed through a development application process.

If you have any questions in relation to this matter, please contact Ms Kate Hanson, of the Department of Planning and Environment's Sydney Region East branch on (02) 9860 1453.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

12/09/2017

Encl: Site Compatibility Certificate