




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

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I, the Executive Director, Regions as delegate of the Secretary of the Department of Planning and Environment determine the application made by Eastern Suburbs Leagues Club Ltd 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 development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.

 25 September 2017  
**Stephen Murray**  
Executive Director, Regions  
Planning Services

Date certificate issued:

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

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**SCHEDULE 1**

**Site description:** 163 Birrell Street, Waverley. Lot 2 of Deposited Plan (DP) 1114418, Lot 1 of DP 966387 and Lot 301 of DP 1114421.

**Local Government Area:** Waverley Council.

**Project description:** Development for the purposes of seniors housing including independent living units, residential aged care facility and associated facilities.

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## SCHEDULE 2

**Application made by:** Eastern Suburbs Leagues Club Ltd.

**Requirements imposed on determination:**

1. The final layout, building construction and onsite facilities in the proposed seniors housing development will be subject to the resolution of issues relating to:
  - building height, bulk and scale, including
    - the contextual fit of a 7 storey element at north west corner;
    - adequate solar access being provided to dwellings to the south of the site; and
    - a transition from the 5 storey element at the eastern end of the site to the two storey dwellings on Langlee Avenue.
  - heritage, including an assessment of significance and exploration of options for the adaptive re-use of the existing clubhouse building;
  - traffic;
  - potential for land contamination, given the site's use as a bowling club; and
  - existing trees, landscaping and providing open space across the site which is practical and of high amenity.