



Ms Cathy Henderson
General Manager
Waverley Council
PO Box 9
BONDI JUNCTION NSW 1355

Our ref: 17/09019

Dear Ms Henderson

Determination of application for a site compatibility certificate for 163 Birrell Street, Waverley – *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

I refer to the above application and Council's comments which were submitted to the Department on 21 August 2017.


I, the Executive Director, Regions as a delegate of the Secretary have determined the application under clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors Housing 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 having regard to the criteria set out in clause 25(5)(b) of the Seniors Housing SEPP.

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 building height, bulk and scale, heritage, traffic, flora, potential land contamination, open space and landscaping. 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 Mr Brendan Metcalfe, of the Department of Planning and Environment's Sydney Region East branch on (02) 9860 1442.

Yours sincerely

 25 September 2017
Stephen Murray
Executive Director, Regions
Planning Services

Encl: Site Compatibility Certificate