

Ms Kate Bartlett
Mecone NSW Pty Ltd
Suite 1204B, Level 12
179 Elizabeth Street
SYDNEY NSW 2000

Dear Ms Bartlett

Determination of application for a site compatibility certificate for 2B West Street, Lewisham – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

I refer to your application for a site compatibility certificate under clause 25(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) in relation to 2B West Street, Lewisham.

The Sydney Eastern City Planning Panel has determined the application under clause 25(4)(a) of the Seniors Housing SEPP by issuing a site compatibility certificate subject to satisfaction of certain requirements specified in the certificate (clause 25(7)). I have enclosed the site compatibility certificate.

Noting the requirements in Schedule 2 of the certificate, the final development form and layout, and number of seniors housing units shall be determined by the consent authority through the assessment of the development application under section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The Panel considers that the land is zoned primarily for an urban purpose and that consequently in-fill self-care housing should be permitted on the site. The Panel has considered the advice from the Department and the applicant in forming this position.

The Panel recognises that the subject site and its immediate context provides sufficient scope to accommodate additional development.

If you have any questions in relation to this matter, please contact Mr Alexander Galea in the Department of Planning, Industry and Environment's, Eastern and South Districts office on 8289 6793.

Yours sincerely



Carl Scully
Chair
Sydney Eastern City Planning Panel

Encl: Site compatibility certificate