



## Planning & Infrastructure

### Office of the Director General

Mr Matthew O'Donnell  
Mt Prichard Community Club  
c/o Urbis Pty Ltd  
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Our ref: 12/13361

Dear Mr O'Donnell

### **Determination of application for a site compatibility certificate for the Harbord Diggers Club - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

I refer to your application of 13 July 2012 for a site compatibility certificate under clause 25(1) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP (Seniors Housing)) in relation to the Harbord Diggers Club site in Freshwater.


I have determined the application under clause 25(4)(a) of the SEPP (Seniors Housing) by issuing a site compatibility certificate. I have attached the certificate of site compatibility. I have issued the certificate on the basis that the site of the proposed development is suitable for more intensive development and that development for the purposes of seniors housing is compatible with the surrounding environment.

The proposal will also contribute to the NSW government's priority to increase the supply of housing in appropriate locations near centres and public transport and assist in meeting demand for seniors housing in the North East subregion.

I note that Warringah Council has raised specific issues about the scale of the proposed development and the need for any proposal to be sympathetic to the scenic and visually sensitive character of the site's headland location. I request you work with Warringah Council to resolve these matters relating to the design of the proposal including the layout, bulk, scale and height of buildings prior to submitting a development application to Council.

If you have any questions in relation to this matter, please contact Ms Juliet Grant, Regional Director of the Department of Planning and Infrastructure's Sydney Region East on 9228 6113 or [juliet.grant@planning.nsw.gov.au](mailto:juliet.grant@planning.nsw.gov.au)

Yours sincerely

  
Sam Haddad  
Director General

Enc: SCC certificate

3/12/2012.