Office of the Director General

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Our ref: 12/13361

Mr Rik Hart
General Manager
Warringah Council
Civic Centre
725 Pittwater Road
DEE WHY NSW 2099

Dear Mr Hart

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 (SEPP (Seniors Housing))

Thank you for your letter and comments on the application for a site compatibility certificate for the Harbord Diggers Club. I have given this matter close consideration and 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 Harbord Diggers Club is suitable for more intensive development and that development for the purposes of seniors housing is compatible with the surrounding environment.

The proposal will 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 have noted Council's 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 have asked that the Mt Pritchard Community Club work with Council to resolve these matters relating to the design of the proposal such as the layout, height, bulk and scale before it submits 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

Yours sincerely

SHaddad

Sam Haddad
Director General
Enc: SCC certificate

3/12/2012.