



Mr Xerxes Karai  
Operations Manager  
Hyecorp Property Group  
PO Box 779  
ARTARMON NSW 1570

Dear Mr Karai

**Determination of application for a site compatibility certificate for 26 Crabbes Avenue, North Willoughby – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004**

I refer to your application of 31 January 2018 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 26 Crabbes Avenue, North Willoughby.


I, the Executive Director, Regions, as delegate of the Secretary, have 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.

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.

I note that the final layout, building construction and on-site facilities in the proposed seniors housing development will be subject to the resolution of issues relating to building height, bulk and scale, traffic, parking provisions, vehicular access, accessibility of service vehicles, flora and drainage. The certificate has been conditioned to confirm that these matters will need to be addressed at any future development application stage.

If you have any questions in relation to this matter, please contact Ms Yolande Miller of the Department of Planning and Environment's Sydney Region East team on 9274 6500.

Yours sincerely

 30 August 2018  
**Stephen Murray**  
Executive Director, Regions  
Planning Services

Encl: Site compatibility certificate