



Ms Debra Just
General Manager
Willoughby City Council
GPO Box 57
CHATSWOOD NSW 2057

Dear Ms Just

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 the application, submitted by Hyecorp Property Group on behalf of Willoughby Legion Ex-Services Club Limited, for a site compatibility certificate for the above site under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) and Council's comments received 20 March 2018.

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 have considered Council's submission and imposed requirements on the determination with respect building height, bulk and scale, traffic, parking provisions, vehicular access, accessibility of service vehicles, flora and drainage. The final layout, building construction and on-site facilities in the proposed seniors housing development will be subject to the resolution of these issues.

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