

**State Environmental Planning Policy (Housing for Seniors or People with a
Disability) 2004
Site Compatibility Certificate**

The Sydney North Planning Panel has determined the application made by Urbis Pty Ltd on behalf of Dee Why Bowling Club on 16 August 2018, by issuing this certificate under clause 25(4) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

The panel certifies that in its opinion:

- the site described in Schedule 1 is suitable for more intensive development;
- the development described in Schedule 1 is compatible with the surrounding environment and land uses having had regard to the criteria specified in clause 25(5)(b).
- Any development application for the site must satisfy the requirements specified in Schedule 2 of this certificate.



Peter Debnam
Chair
Sydney North Planning Panel

Date certificate issued: **15 June 2020**

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

SCHEDULE 1

Site description: Lot 32 in DP 868310, 221 – 223 Fisher Road North, Cromer

Local Government Area: Northern Beaches

Project description: Development of maximum two storeys of serviced self-care housing and a registered club building, basement carparking (for both club and residences) and landscaping.

Application made by: Urbis Pty Ltd on behalf of Dee Why Bowling and Recreation Club

SCHEDULE 2

Requirements imposed on determination:

1. The final layout and number of bedrooms in the seniors housing development will be subject to the consent authority being satisfied with the form, height, bulk, scale, setbacks and landscaping, and shall be determined through the assessment of the development application under section 4.15 of the *Environmental Planning and Assessment Act 1979*;
2. The adequacy of the Flood Impact Assessment and mitigation measures will be resolved by the consent authority at the development application stage;
3. The Applicant should consult with the NSW State Emergency Services (NSW SES) on the “shelter in place” flood emergency response planning before submission of the DA. The adequacy of the proposed emergency response planning will then be resolved by the consent authority at the development application stage;
4. The Applicant should consider the viability of redesign to relocate seniors housing to the less flood vulnerable areas of the site;
5. To minimise impact on neighbouring residences to the west, the final design submitted with a development application should reduce vehicle tarmac along the western boundary and provide more substantial landscaping to visually shield neighbours;
6. The final design submitted with a development application should provide more effective separation and landscaping between the club and seniors housing and between the club’s at grade parking and seniors housing so that they may operate as distinct and separate uses.