



Mr Ian Stewart  
Barker Ryan Stewart Pty Ltd  
Studio 5, 78 York Street  
East Gosford NSW 5255

Our ref: 16/13521  
Your ref: 20130081

Dear Mr Stewart

**Determination of application for a site compatibility certificate for Lot 151, 152 DP 818343 and Lot 369 DP 755251, No. 184-186 Brick Wharf Road and 1 North Burge Road, Woy Woy**

I refer to your application of 4 November 2016 for a site compatibility certificate under clause 25 of *State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004* (the SEPP) in relation to 184-186 Brick Wharf Road and 1 North Burge Road, Woy Woy.

As the Secretary's delegate, I have determined the application for a site compatibility certificate under clause 25(4) of the SEPP by issuing a certificate subject to the satisfaction of certain requirements specified in the certificate (clause 25(7)). I have attached the Certificate of Site Compatibility.


Noting the requirement in Schedule 2 of the certificate, it is the Department's view that further consideration should be given to the overall building height, bulk and scale of the development, including the number of infill self-care housing units proposed. Further consideration should be given to the visual dominance of the development to the waterfront and street, and the development's interface with residential development, noting the need for the development to be compatible with the surrounding environment.

Final development form and layout, including the number and size of infill self-care housing units in the proposed seniors housing development, shall be determined by the consent authority through the assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.

I would encourage you to liaise with Council in relation to planning and design matters, for example height, bulk, scale, setbacks, landscaping, access and parking arrangements, prior to the lodgement of a detailed development application.

If you have any questions in relation to this matter, please contact Ms Monica Gibson, Director, Hunter and Central Coast region of the Department of Planning and Environment on (02) 4904 2708.

Yours sincerely

 24 January 2017  
**Stephen Murray**  
**Executive Director**  
**Planning Services**

Encl: Site Compatibility Certificate

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

---

I, the Executive Director, Regions, Planning Services, as delegate of the Secretary of the Department of Planning and Environment, determine the application made by Barker Ryan Stewart on behalf of Woy Woy Holdings Pty Ltd on 4 November 2016, by issuing this Certificate under clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

I certify that in my opinion:

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

  
**Stephen Murray**  
Executive Director  
Planning Services

Date certificate issued: 24 January 2017

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

---

**SCHEDULE 1**

**Site description:** Lot 151, 152 DP 818343 and Lot 369 DP 755251, No. 184-186 Brick Wharf Road and 1 North Burge Road, Woy Woy

**Project description:** Woy Woy Sporties - Seniors housing development, under *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, comprising:

- 'in-fill self-care housing' units, proposed in conjunction with a new sport club building and food and drink premises on site.

## **SCHEDULE 2**

**Application made by:** Barker Ryan Stewart on behalf of Woy Woy Holdings Pty Ltd

**Requirements imposed on determination:**

The final design, number and size of self-care housing units in the proposed seniors housing development will be subject to the consent authority being satisfied with the form, height, bulk, scale, and setbacks, noting the need for the development to be compatible with the surrounding environment. This shall be determined by the consent authority through assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.