

**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*.