

17/09202

Mr Mark Ferguson  
General Manager  
Northern Beaches Council  
PO Box 1336  
DEE WHY NSW 2099

Dear Mr Ferguson

**Site compatibility certificate for 199 Forest Way, Belrose – *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004***

I refer to an application submitted to the Department of Planning and Environment on 11 April 2017 and additional information received on 26 April 2017 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) for 199 Forest Way, Belrose.

I have reviewed the proposal and consider that seniors housing on the land is consistent with the desired future character of this part of Belrose North, given that a significant seniors housing development and facilities are located adjacent to the site and that land adjacent to Forest Way is developed for urban purposes. I note that Council has previously formed this opinion when approving the original adjoining seniors living development and the subsequent expansion of the development.

The provisions under the Warringah Local Environmental Plan (LEP) 2000 appear to permit seniors housing on the land, given the site adjoins land being used for urban purposes. This would allow a development application to be submitted with Council for the proposed seniors housing development without the requirement of a site compatibility certificate. Council can also consider the suitability for permitting greater building heights at this site than what is prescribed under the LEP by considering an application made under *State Environmental Planning Policy No 1—Development Standards*. The standards in clause 29 are development standards and do not form part of the description of the land.

On this basis I encourage Council to accept a development application for the site and it be determined on the merits of the application.

Should you have any further questions in relation to this matter, please contact Mr Wayne Williamson, Team Leader, Sydney Region East at the Department on 9274 6585.

Yours sincerely



**Marcus Ray**  
**Deputy Secretary**  
**Planning Services**

*26/07/2017*  
Cc: Daniel West, Ethos Urban Planning