

Ms Naomi Daley
Associate Director – Planning
Urbis Pty Ltd
GPO Box 5278
Sydney NSW 2001

Our ref: 16/04976

Dear Ms Daley

Determination of application for a site compatibility certificate for Lot 32, DP 868310, 221-223 Fisher Road North, Cromer.

I refer to your application for a site compatibility certificate under clause 25(1) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in relation to land at Dee Why Bowling Club, 221-223 Fisher Road North, Cromer, Lot 32 DP 868310.

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

Under clause 40(4) of the SEPP the development must be 8 metres or less and any buildings located in the rear 25% of the site must not exceed 1 storey in height because residential flat buildings are not permitted in the adjoining R2 low density residential zone.

The final development layout and number of beds in the seniors housing facility shall be determined by Council through the assessment of the development application under section 79C of the *Environment Planning and Assessment Act 1979*.

Northern Beaches Council has made various comments about the suitability of the site for a senior housing facility, including flooding and evacuation, waterway management, threatened species on the site and the bulk and scale of the development. In the circumstances, I encourage you to contact Council to discuss the development design prior to the lodgement of the development application.

If you have any questions in relation to this matter, please contact Ms Sandy Chappel, Team Leader, Sydney East Region of the Department of Planning and Environment on (02) 9228 6591.

Yours sincerely



1/9/16
Dr Oliver Holm
Acting Deputy Secretary
Planning Services

Encl: SCC certificate

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

I, the Deputy Secretary, Planning Services as delegate of the Secretary of the Department of Planning and Environment determine the application made by Urbis Pty Ltd on behalf of Dee Why Bowling and Recreation Club on 23 February 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 described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b); and
- that development for the purposes of seniors housing of the kind proposed in the application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.

 1/9/16
Dr Oliver Holm
Acting Deputy Secretary
Planning Services

Date certificate issued:

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: Dee Why Bowling Club - construction of seniors housing.

SCHEDULE 2

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

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 79C of the *Environmental Planning and Assessment Act 1979*.