

Ms Naomi Daley
Associate Director
Urbis Pty Ltd
Tower 2, Level 23, Darling Park
201 Sussex Street
SYDNEY NSW 2000

Dear Ms Daley

Seniors Housing Site Compatibility Certificate Application: 221-223 Fisher Road North, Cromer (Ref: SCC_2018_NBEAC_003_00)

I refer to the above site compatibility certificate (SCC) application made on behalf of the Dee Why Bowling Club for the purposes of clause 24 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the 'Seniors SEPP').

The application received on 16 August 2018 seeks a SCC to permit 25 'in-fill self-care housing' dwellings on land that is being used for the purposes of an existing registered club. The land over which the application relates is zoned RE2 Private Recreation under Warringah Local Environmental Plan 2011 ('Warringah LEP').

A review of the documentation accompanying the application has identified insufficient information.

Under the Seniors SEPP, land zoned primarily for urban purposes permits for self-contained dwellings as *in-fill self-care housing* or *serviced self-care housing*, however *serviced self-care housing* is the only form of self-contained dwelling that is permitted on land that adjoins land zoned primarily for urban purposes. It is our opinion that the land over which the application relates is not land zoned primarily for urban purposes.

Should you agree to this view, you have the option of revising your application to seek a form of seniors housing described in clause 17 of the Seniors SEPP, such as 'serviced self-care housing'. If you consider otherwise, you will need to provide justification to support your claim that the land is zoned primarily for urban purposes and address clause 4(5) of the Seniors SEPP.

Notwithstanding the above, we have also identified insufficient information with respect to the flood affectation of the site and land owner's consent. As such, we request the following additional information:

1. A Flood Management Report prepared in accordance with Northern Beaches Council's *Guidelines for Preparing a Flood Management Report* to determine the impact of flooding on the site, given the site is at or below the flood planning level; and
2. If the land owner is a company, owner's consent must be signed in accordance with the *Corporations Act 2001* by:
 - a) one company director and company secretary; or
 - b) two company directors; or
 - c) if a company has a sole director and company secretary, the sole director and company secretary.

You must provide the Australian Business Number or Australian Company Number, the names and positions of those signing the consent, and an up-to-date (dated the day of lodgement or the day before) Australian Securities & Investment Commission company extract. For further information see asic.gov.au

The additional information must be lodged with our office within 28 days of the date of this letter.

Should you have any questions in relation to this matter, please contact Ms Yolande Miller, Senior Planner, Sydney Region East at the Department on 9274 6500.

Yours sincerely


Amanda Harvey 18/12/18
Director, Sydney Region East