

Mr Mark Ferguson
General Manager
Northern Beaches Council
DX 9118
Dee Why NSW 2099

Our ref: 16/04976

Attention: Mr Peter Robinson

Dear Mr Ferguson

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

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 a copy of the Certificate of Site Compatibility for your information.

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*.

I have formed the opinion that your comments about flooding and evacuation, waterway management, threatened species on the site and the bulk and scale of the development can be addressed through the development application process. I have advised the applicant to contact Council and discuss the development design prior to the lodgement of the development application.

If you have any enquiries in regards to this matter, please contact 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