



Dee Why Bowling Club

Site Compatibility Certificate

February 2016

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	David Hoy
Associate Director	Naomi Daley
Job Code	SA5567
Report Number	01

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Introduction

This report supports an application to the NSW Department of Planning and Environment (DPE) for a Site Compatibility Certificate (SCC) under clause 24 of State Environmental Planning Policy (Housing For Seniors and People with a Disability) 2004 (the 'Seniors SEPP').

The application relates to the site of the Dee Why Bowling Club, (221-223 Fisher Road North, Cromer Lot 32 DP 868310 (refer Figure 1).

A SCC is required to be issued by the Minister prior to the lodgement of a DA with a local Council for seniors housing on land that is zoned primarily for urban purposes upon which specific development types are permissible, including existing registered clubs where the proposed seniors development is not permissible under the relevant environmental planning instrument.

The subject site is zoned RE2 Private Recreation under the Warringah Local Environmental Plan (LEP) 2011 and prohibits seniors housing in the form of independent living units (or 'self-contained dwellings', namely 'in-fill self-care housing' as they are defined in the Seniors SEPP). Therefore this SCC application has been made to demonstrate the site is suitable for seniors housing and upon which development consent can subsequently be sought.

The site compatibility criteria required to be assessed are addressed in Section 5 of this report, and relate to:

- The natural environment
- Impact on the likely future uses of the land
- Availability of services and infrastructure
- Impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing, approved or future uses of the land in the vicinity of the development.

In summary, this application seeks certification for the following:

- The use of the site for seniors housing.
- A total of approximately 24 seniors independent living units (or 'self-contained dwellings' as they are defined within the Seniors SEPP, with the final number of units to be determined through detailed design in the DA process).

The SCC does not give development consent for the seniors living development, but rather provides a contextual assessment and certification that the future development of the site as described shown within this application. This SCC demonstrates the proposal is appropriate for the site and compatible with the surrounding context. Following the issue of the SCC, a DA will be lodged with Warringah Council seeking consent for the construction of building forms within the parameters assessed and approved by the SCC.

1 Site Location and Context

1.1 SITE FEATURES AND DETAILS

The site has the following characteristics:

- The Dee Why Bowling Club is located at 221-223 Fisher Road North, Cromer NSW 2099.
- The site is a 1.15 hectare site of which approximately 8,700sqm is used to accommodate the bowling greens and the club house
- The legal description of the site is Lot 32 in DP868310.
- The site consists of:
 - A two storey clubhouse
 - Three bowling greens.
 - Car park located on the northern portion of the site (to the east and south of the top two bowling greens); and
 - Overspill car parking and surplus land on the southern portion of the site.

FIGURE 1 – SITE LOCATION, COURTESY OF SIX MAPS



- The site is primarily located in a residential area and is located to the rear of the dwellings on Fisher Road North. Vehicular access to the site is via a single entry point off Fisher Road North.
- The site is flat and located adjacent to a tree-lined watercourse/partly piped (Dee Why Creek) which runs along the eastern site boundary. A pedestrian footpath runs along the eastern side of the watercourse. Sports grounds are located to the south and east beyond the watercourse.
- To the north of the site are light industrial land uses, predominately consisting of warehouse buildings.
- The site has one vehicle entry and exit point to Fisher Road North. A single bus stop with seating is located at the site entry on Fisher Road North.
- The site is located in a residential area and at the rear of dwellings which front Fisher Road North. Dee Why Creek and Dumic Place Reserve run through and directly adjoin the site's eastern boundary. A pedestrian footpath runs along Dee Why Creek, along the eastern side of the watercourse. Industrial uses are located to the north and north east of the subject site. Cromer Park is located to the east of the site and includes five associated sports fields. Dee Why and Warringah Westfield Mall shopping centres are located approximately 1.8km south and 3.4km south west of the subject site respectively.

Photos of the site are provided below.

FIGURE 2 – THE SUBJECT SITE



PICTURE 1 – ENTRANCE OFF FISHER ROAD NORTH



PICTURE 2 – EXISTING CLUB HOUSE, MIDDLE GREEN



PICTURE 3 – NORTHERN GREEN, LOOKING SOUTH WEST



PICTURE 4 – SOUTHERN GREEN, LOOKING SOUTH EAST



PICTURE 5 – REAR PARKING AREA



PICTURE 6 – PAVED CAR PARK

1.2 LOCAL CONTEXT

The surrounding context is as follows:

- The site is located on the eastern edge of Cromer residential area, adjacent to industrial and recreation land to the east and residential dwellings to the west and south.

The following photos depict the surrounding context.

NORTH

- The land immediately to the north is landscaped along the creekline (Dee Why Creek).
- Further to the north is part of the Cromer industrial area.

FIGURE 3 – LOCAL CONTEXT - NORTH



PICTURE 7 – NORTHERN BOUNDARY OF SITE



PICTURE 8 – INDUSTRIAL BUILDINGS ON SOUTH CREEK ROAD

EAST

- The land immediately to the east is the Bunnings Trade industrial building on Dumic Place.
- A watercourse follows the eastern boundary and a shared pedestrian/bike pathway runs along the eastern side of this creek.
- Recreation Fields including Cromer Park and Northern Beaches Secondary College is further to the east.

FIGURE 4 – LOCAL CONTEXT - EAST



PICTURE 9 – DEE WHY CREEK



PICTURE 10 – BUNNINGS TRADE



PICTURE 11 – CROMER PARK/FIELDS



PICTURE 12 – NORTHERN BEACHES SECONDARY COLLEGE

SOUTH

- The land immediately to the south is open spaces along the creekline and residential dwellings on Fisher Road North.

FIGURE 5 – LOCAL CONTEXT - SOUTH



PICTURE 13 – DEE WHY CREEK



PICTURE 14 – PEDESTRIAN ACCESSWAY, ON FISHER RD

WEST

- To the west of the site are residential dwellings along Fisher Road North.
- The dwellings are 1 and 2 storey. Townhouses are located north west of the site and a redevelopment of a former service station site to residential apartments is proposed to the south west of the site.
- A bus stop is located at the vehicle entrance to the site on Fisher Road North.

FIGURE 6 – LOCAL CONTEXT - WEST



PICTURE 15 – LOOKING NORTH



PICTURE 16 – FISHER ROAD NORTH



PICTURE 17 – TOWNHOUSES ON FISHER RD



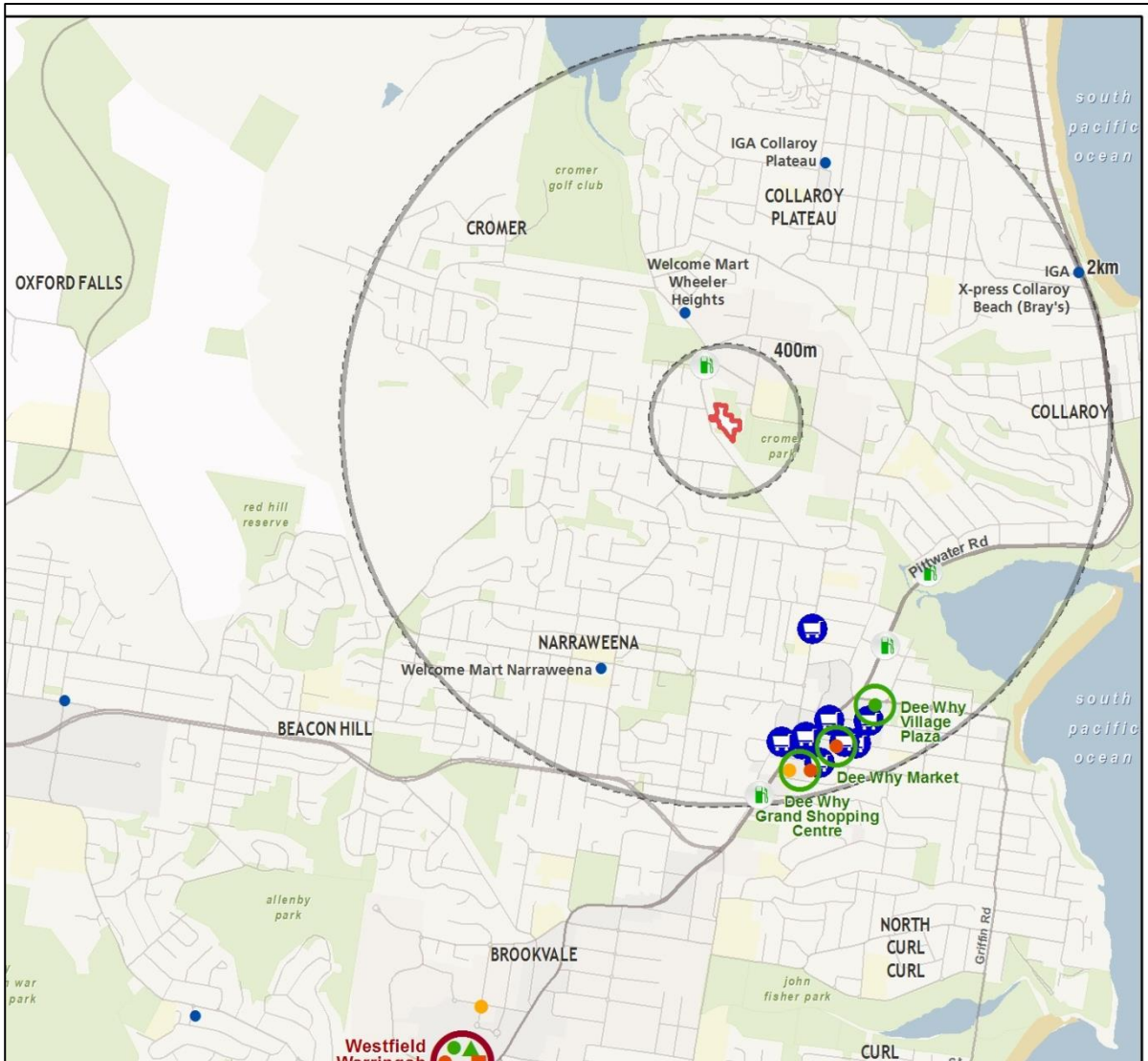
PICTURE 18 – LOOKING NORTH

1.3 REGIONAL CONTEXT

The site is located in Warringah Council area and forms part of the southern area of the northern beaches. Within 2km of the site is Collaroy, to the east, Dee Why town centre to the south, Wheeler Heights and Collaroy Plateau to the north and the remainder of Cromer and Narrabeena to the west and south west.

A regional context map denoting key centres is below.

FIGURE 7 – REGIONAL CONTEXT



1.4 LOCAL DEMOGRAPHICS

The Social Infrastructure Audit (SIA) contains a community profile of the surrounding community and some notable points are summarised as follows.

- In 2014, Warringah Local Government Area (LGA) had a total estimated resident population of 155,289 people over approximately 14,900ha, resulting in a population density of 10.4 persons per hectare.
- There is a higher percentage of those aged 70 to 84 years in Warringah (8.5%), compared to Greater Sydney (7.2%).
- Warringah LGA has a higher than average weekly income for individuals earning \$2,000 or more a week (11.9% compared to 8.2% within Greater Sydney).
- Like Greater Sydney (34.8%), couples with children making up two fifths (36.7%) of the family types in Warringah. There were a higher proportion of lone person households (22.1%) compared to 21.5% in Greater Sydney.
- In terms of population projections:
 - The total population of Warringah LGA is projected to grow by 27.2% by 2031 (19,300 people).
 - The growth rate is expected to remain relatively stable over the 20 year period, with the population growing at approximately 6% per year. This is a significantly higher growth rate than NSW, which is expected to grow at 1.2% per year over the next 20 years.
 - The 70 to 84 year age group is expected to experience substantial growth in the next 20 years, with 74.5% growth in this age group. The 65-69 and 85+ age groups are also expected to experience substantial growth, increasing by 54.9% and 58.1% respectively. The proportion of the population aged 65+ within Warringah is anticipated to grow from 15.5% to 16.5% by 2031.

The SIA stated in relation to the incoming population,

“The proposal comprises 24 ILU’s. It is understood that one to two people could be accommodated within these units, resulting in a potential incoming population of **24 to 48 people.**

Given that the proposal is for ILU’s and that no senior support services are proposed to be provided on the site, it is assumed that the incoming population may be highly mobile, independent empty nesters or retirees (60 to 69 years) who are looking to down size. It is also likely that healthy active seniors aged 70 to 84 years may also live on the site”.

Refer to the attached Social Infrastructure Audit.

2 Outline of Proposed Development

Dee Why Bowling Club, the owners and operators of the site, seek to develop the site as a mix of seniors housing (independent living units) along with a new registered club building (comparable to the existing).

A concept plan prepared by Axil Architects is included at **Appendix A** and Figure 8 below, demonstrates the indicative built form of the proposed redevelopment. As shown, the seniors housing component of the development would be contained within the area of the site currently occupied by the existing club building, central bowling green and surplus land/overflow car parking to the south.

FIGURE 8 – PROPOSED CONCEPT LAYOUT PLAN (AXIL)



The proposed development will comprise the following elements:

Seniors Living Component

- Maximum of 24 x Independent Living Units in a 2-3 storey form
- All seniors' dwellings will be built to fully comply with AS1425 Design for Access and Mobility and AS4299 Adaptable Housing.
- Each seniors dwelling will contain 2 bedrooms.
- Provision of basement parking and provision of an internal lift to the residential floors (to be determined through detailed design in the DA process)
- Associated landscaping of the surrounding grounds including communal open space.
- Provision of an external pedestrian path network at less than 1:14 grade connecting to the existing pedestrian path network of the surrounding area on Fisher Road North (to be determined through detailed design in the DA process).
- The provision of seniors housing is proposed to be under the management of the Dee Why Bowling Club. Full details of seniors care arrangements will form part of a future DA for seniors housing on the site and may include management by a recognised non-government senior's care service provider.

Demolition of new club premises and reduction of one bowling green will be undertaken to allow for the seniors development. The project will be a staged construction.

Registered Club Component

- Construction of a new registered club building in the central part of the site, to the north of the current club building and where the central green is currently located.
- The new club building will have a comparable floor space to the existing club and a building envelope of up to two storeys. The same services and functionality will be provided.
- The club component will be physically separate from the seniors housing component of the development, in accordance with the requirements of the Seniors SEPP.

FIGURE 9 – IMAGE OF THE PROPOSED CLUB AND ILU DEVELOPMENT (LOOKING SOUTH EAST)



3 Statutory Framework

3.1 STRATEGIC PLANS

A number of reports and strategies have been prepared that identify the demand for seniors living within the northern beaches region. The NSW State Government and Warringah Council have prepared a number of strategic planning policy framework documents that address housing and social needs of the northern beaches community, including seniors housing. These needs are included in the following studies:

- A Plan for Growing Sydney (May 2014)
- North East Subregional Strategy 2007 (as part of the former Sydney Metropolitan Plan 2036)
- SHOROC Spatial Analysis Report (2011)
- Draft Warringah Housing Strategy – May 2011

The above studies and strategies are summarised below.

3.1.1 A PLAN FOR GROWING SYDNEY (MAY 2014)

A Plan for Growing Sydney, released in December 2014, is the NSW Government's plan for the future of the Sydney Metropolitan Area over the next 20 years. The Plan provides key directions and actions to guide Sydney's productivity, environmental management, and liveability – including the delivery of housing, employment, infrastructure and open space.

This Plan sets out actions that will deliver these goals for Sydney. Each goal has a number of priority areas (directions which provide a focus for the actions). The actions include:

- *accelerating urban renewal across Sydney at train stations, providing homes closer to jobs;*
- *growing a more internationally competitive Sydney CBD;*
- *growing Greater Parramatta as Sydney's second CBD;*
- *transforming the productivity of Western Sydney through growth and investment;*
- *enhancing capacity at Sydney's Gateways – Port Botany, Sydney Airport and Badgerys Creek Airport;*
- *delivering the infrastructure that is needed;*
- *promoting Sydney's arts and culture, tourism and entertainment industries;*
- *protecting our natural environment; and*
- *managing long-term growth.*

The Greater Sydney Commission is the dedicated new body with the responsibility to drive delivery of the Plan. *A Plan for Growing Sydney* applies to the Sydney Metropolitan Area and focus' on providing more housing, with a greater choice of dwelling types in well-serviced locations. This will help meet changing household needs. The site is proximate to a 'Strategic Centre' of Dee Why, providing access to facilities and services.

Of relevance to the proposed development at Cromer is the following in the Plan:

▪ **Direction 2.3 – Improve housing choice to suit different needs and lifestyles.**

Housing choice is also increasingly about ‘universal housing’ that allows people to stay in their home as they age. Demographic projections of households provide the best indication of the total level of housing supply Sydney needs. These projections indicate an additional 664,000 new dwellings will be required in Sydney over the next 20 years (by 2031). The proposed provision will assist in contributing to this provision and increase of ILUs within the northern beaches.

▪ **Action 2.1.1 - Accelerate Housing Supply and Local Housing Choices**

Within Action 2.1.1 - Accelerate Housing Supply and Local Housing Choices, the policy states that the sub regional planning will drive the supply and choice of housing. The District Plans are anticipated in the first half of 2016 and will establish a framework to increase the supply of homes including those tailored to the needs of older people and people with a disability.

The policy also seeks to identify how the new metropolitan strategy can ensure an adequate supply of adaptable and accessible housing for older people. Individual developments should recognise and accommodate an aging population where practical to assist in meeting the demand for housing.

Further, the Seniors SEPP is the mechanism to facilitate the supply of seniors housing rather than specifically prescribing permissibility in the Warringah LEP 2011.

The proposed development on the subject site, for seniors housing, is aligned with the current approach of the NSW Government which identifies the need for additional housing that can be provided in existing urban areas, and ensures social inclusion to meet the needs of older people.

3.1.2 DRAFT NORTH EAST SUBREGIONAL STRATEGY 2007

The Draft North East Subregional Strategy (now superseded) was prepared as part of the former Sydney Metropolitan Plan 2036. The strategy provided detailed strategic planning directions that support the objectives of the Metropolitan Plan, with specific reference to the North East subregion consisting of the Manly, Warringah and Pittwater local government areas.

This strategy acknowledged the need to accommodate the ageing population in an appropriate manner, given that the population within the north east subregion aged over 65 years of age will be 1.6% above the metropolitan average by 2031.

A key direction for the north east subregion was ‘better access to a variety of housing choice and create liveable and sustainable communities’. This relates to the need to facilitate an adequate supply and mix of housing to make it easier for existing residents to age in place and for new residents to enter the market. This is reflected by Action C2.2 which is to ‘provide self-care housing for seniors and people with a disability’.

The strategy includes a hierarchy of centres, aligned with the Metropolitan Plan. Brookvale-Dee Why is identified as a Major Centre. There is an identified need for seniors housing to be within an accessible distance of services located within these types of centres as outlined in SEPP (Housing for Seniors and People with a Disability).

3.1.3 SHOROC SPATIAL ANALYSIS REPORT 2011

This report was prepared to provide evidence-based analysis that was used as the basis to inform and support the ‘Shaping Our Future’ regional strategy adopted by Pittwater, Manly, Warringah and Mosman Councils.

This report found that the ageing population will be retiring hence demand will increase as they wish to stay in the region. This demand will increase the opportunities for the provision of Senior’s Living within the LGA. It notes that any options for meeting future growth through planning of the entire Council area will be addressed through various Council planning approaches, including through the Warringah Housing Strategy.

3.1.4 DRAFT WARRINGAH HOUSING STRATEGY – MAY 2011

This strategy has been developed to propose methods of achieving the housing target of 10,300 new dwellings set by the Sydney Metropolitan Plan.

Council has adopted a concentrated, centres approach, with housing located in existing centres rather than dispersed throughout the entire LGA. The housing form identified is predominantly a mixture of dual occupancies, townhouses and 3-4 storey apartment buildings.

The strategy generally excludes seniors housing in calculating total dwelling capacity, noting that this is predominantly regulated by the Seniors SEPP, but notes that the projected number of seniors housing dwellings between 2010 and 2031 would be 1,480.

3.2 STATUTORY PLANS

3.2.1 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS AND PEOPLE WITH A DISABILITY) 2004

SEPP Seniors Living permits development on certain land for housing for seniors and people with disabilities. The SEPP applies to the subject land and enables the proposed development.

Clause 4 of the SEPP allows for the development of seniors and accessible housing on land where any of the following is permitted:

- (i) dwelling houses*
- (ii) residential flat buildings*
- (iii) hospitals*
- (iv) development of a kind identified in respect of land zoned special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries, or*
- (v) the land is being used for the purposes of an existing registered club.*

The land parcel upon which the seniors housing component is to be located are currently zoned “RE2 Private Recreation”. Seniors housing is therefore permissible on this land by this clause as a registered club is operating on site.

Clause 24 of the SEPP requires that a SCC be obtained by the DPE for seniors housing as:

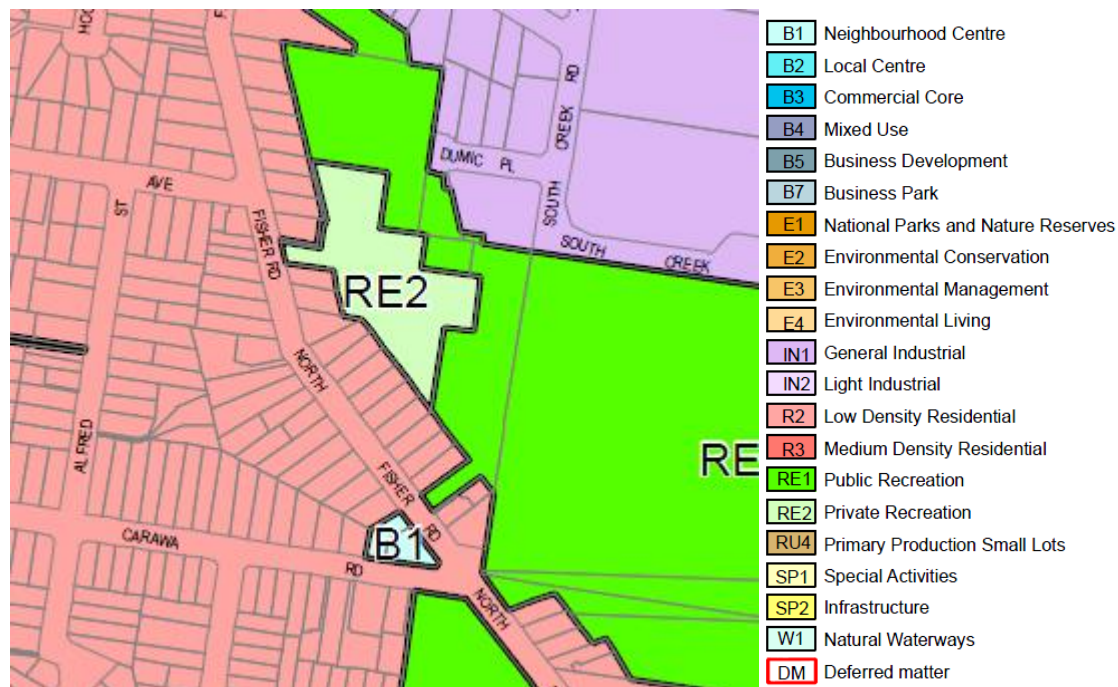
A consent authority must not consent to a development application to which this clause applies unless the consent authority is satisfied that the Director General has certified in a current site compatibility certificate that, in the Director General’s opinion:

- (a) the site of the proposed development is suitable for more intensive development, and*
- (b) development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding environment having regard to (at least) the criteria specified in clause 25 (5) (b).*

This SCC has been lodged in order to fulfil the requirement of Clause 24. The criteria are addressed, in respect to the proposed development, in section 5 of this report.

3.2.2 WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

Warringah Local Environmental Plan 2011 (WLEP) is the principle planning instrument applying to the site. The site is zoned RE2 Private Recreation. Refer to zoning map below.



- The following land uses are permissible with consent:

Building identification signs; Business identification signs; Community facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads

All other land uses are prohibited in the RE2 zone.

- The bowling greens are defined as “**recreation facilities (outdoor)**”. The club house and site is licensed and holds a licence under the Liquor Act 2007 and as such is defined as a “**registered club**”. Warringah Local Environmental Plan 2011 (WLEP) came into force on 9 December 2011 and prohibited the site from being used for the purpose of a ‘registered club’. The use of the site is properly characterised as a ‘registered club’, as defined by the WLEP 2011, and has been continuously operating for this purpose since 1970s and accordingly, the site benefits from existing use rights.
- The proposed Independent Living Units are considered as ‘in fill self care housing’ and their approval would rely on the provisions of the SEPP as seniors housing are prohibited in the RE2 zone. A Site Compatibility Certificate is required prior to the preparation of a Development Application.
- Other applicable development standards in WLEP are:
 - No maximum building height. The surrounding R2 zoned land has a maximum building height of 8.5m and the IN1 zoned industrial area to the east has a maximum building height of 11m.
 - WLEP does not adopt the FSR development standard.

4 Site Compatibility Certificate

Clause 25(5)(b) of the Seniors SEPP contains the 'heads of consideration' to be addressed in a SCC application. These are listed below:

25 (5) The Director-General must not issue a site compatibility certificate unless the Director General:

(b) is of the opinion that the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria:

the natural environment (including known significant environmental values, resources or hazards) and the existing uses and approved uses of land in the vicinity of the proposed development.

The impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land.

The services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision.

In the case of applications in relation to land that is zoned open space or special uses – the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development,

Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development.

If the development may involve clearing of native vegetation that is subject to the requirements of section 12 of the Native Vegetation Act 2003 – the impact that the proposed development is likely to have on the conservation and management of native vegetation.

Each of these heads of consideration is addressed in turn below, in respect to the proposed development.

4.1 THE NATURAL ENVIRONMENT

4.1.1 NATURAL HAZARDS

The following is made in relation to the natural environment:

- A Geotechnical Assessment has been undertaken which was to determine the nature of the subsurface soil and groundwater conditions. The statement concludes that the site is suitable to the proposed development. This report provides a range of recommendations to manage any risk associated with the subsurface conditions at the site. The matters considered relevant to the development include necessary site preparation and earthworks, excavation, shoring and groundwater issues, suitable foundation schemes and the like. Refer to **Appendix C** for the statement.
- A Phase 1 contamination report has been undertaken by Sullivan Environmental Services Pty Ltd and concludes that the site is suitable for the proposed development. A site inspection and a series of soil and groundwater testing was undertaken. The finding of the contamination investigation revealed the following:

- The site soils were relatively good quality and meet the land use criteria for the proposed development. The site soils are therefore suitable for the recreation use and independent-living units.
- Asbestos was detected in one location within a soil mound in the southern area of the site. This was a 'localised' impact and is not to remain on site and is to be disposed of appropriately prior to construction works of the ILUs.
- Acid Sulfate Soils were confirmed to exist at the site in natural soils. An ASS management plan is to be prepared as part of the DA process.
- Elevated concentration of nickel and zinc was detected. However the concentrations are relatively low and not significant to warrant further assessment and unlikely to pose any unacceptable risk to onsite or offsite receptors.

The recommendations of the report were as follows:

"Works required to remove asbestos impacted soil mounds and other bulk earthworks activities should be the subject of a waste management plan (WMP) to be incorporated within construction management plans for the new development. The WMP should include details of sampling for waste classification purposes and management options to reuse, reduce or dispose of the waste materials including asbestos wastes."

An ASS Management Plan should be prepared and also form part of the construction management plans to address expected ASS during bulk earthworks. Details of further verification sampling should be included in the ASS Management Plan such that appropriate management procedures are included and contingency measures are suitable".

Refer to **Appendix E**.

- The site adjoins an area of recreation land to the east including Dumic Place Reserve and the Cromer Park playing fields. The proposed development of the site for seniors housing will not have an adverse impact on this open space land, and associated landscaping of the south eastern portion of the site will form part of a future DA.
- The site is affected by flooding and is identified as flood prone land in the Warringah LEP 2011. EFWF Consulting Engineers undertook a site inspection to review the proposed development and any potential impact of the upstream overland flow on the site. A statement has been prepared and found the following:
 - "Based on our initial assessment we believe that we can mitigate the impact of the overland flow by completing the above and setting ground floor levels that are able to be used by the architect for the ILU's and club development. It may be necessary to provide additional overland flow capacity by lowering ground levels adjacent to the bowling greens' and/or amplifying the capacity of the existing stormwater culvert passing through the site by using the carpark/driveways as supplementary overland flow paths"
 - A flood impact assessment will be carried out as part of the DA process to determine the extent and depth of the overland flow path through the site. This assessment will identify the 1 in 100 year ARI flood levels and any impact on proposed buildings. This will determine appropriate floor levels and post development overland flow paths.

Refer to Appendix D.

- The detailed design of the proposed development will take into account any flood or overland flow considerations in order to minimise risk to life and property.
- The site is substantially cleared and there is no need to remove any substantial trees from the site to construct the proposed seniors living built forms. A landscape plan of the club site will be prepared and submitted as part of the DA to Warringah Council. Sufficient deep soil zones will be provided within the landscaped areas and form a coordinated landscape theme.

- The proposed concept plan for the site includes generous areas of landscaped open space, consistent with and appropriate for the location of the site within an existing residential context.
- A detailed stormwater plan will accompany the DA to Council.

4.1.2 EXISTING AND APPROVED USES SURROUNDING THE SITE

- The surrounding locality is characterised by low density residential uses to the west, open space and recreation land to the north, south and east. Industrial development is further to the north east, centred on South Creek Road.
- The surrounding context reflects the zoning under Warringah LEP 2011 of:
 - R2 Low Density Residential
 - RE1 Public Recreation
 - RE2 Private Recreation (including the subject site)
 - IN1 General Industrial

A diagram depicting the general arrangement of land uses is below, overpage.

- The proposed seniors housing is consistent with the character of the area within a residential context being single or 2 storey in height. The site is on the periphery of the residential land uses and private recreation land. The immediate site is within a public and private recreation land holding.
- The proposed use is both compatible with and an appropriate transition from the existing residential uses contained in the urban area of Cromer to the west and the industrial area to the east. The site is also well setback from the industrial land to the west and has an established buffer comprising of vegetation and the existing bowling greens.
- A large, established retirement village is located to the south of the site also on the eastern side of Fisher Road North further demonstrating the compatibility of the proposed development.
- The continuation of use of part of the site for an existing registered club is considered appropriate given the existing use of the site as a club.
- There are no other known relevant approvals within the immediate vicinity of the site that would be compromised by the proposed development.

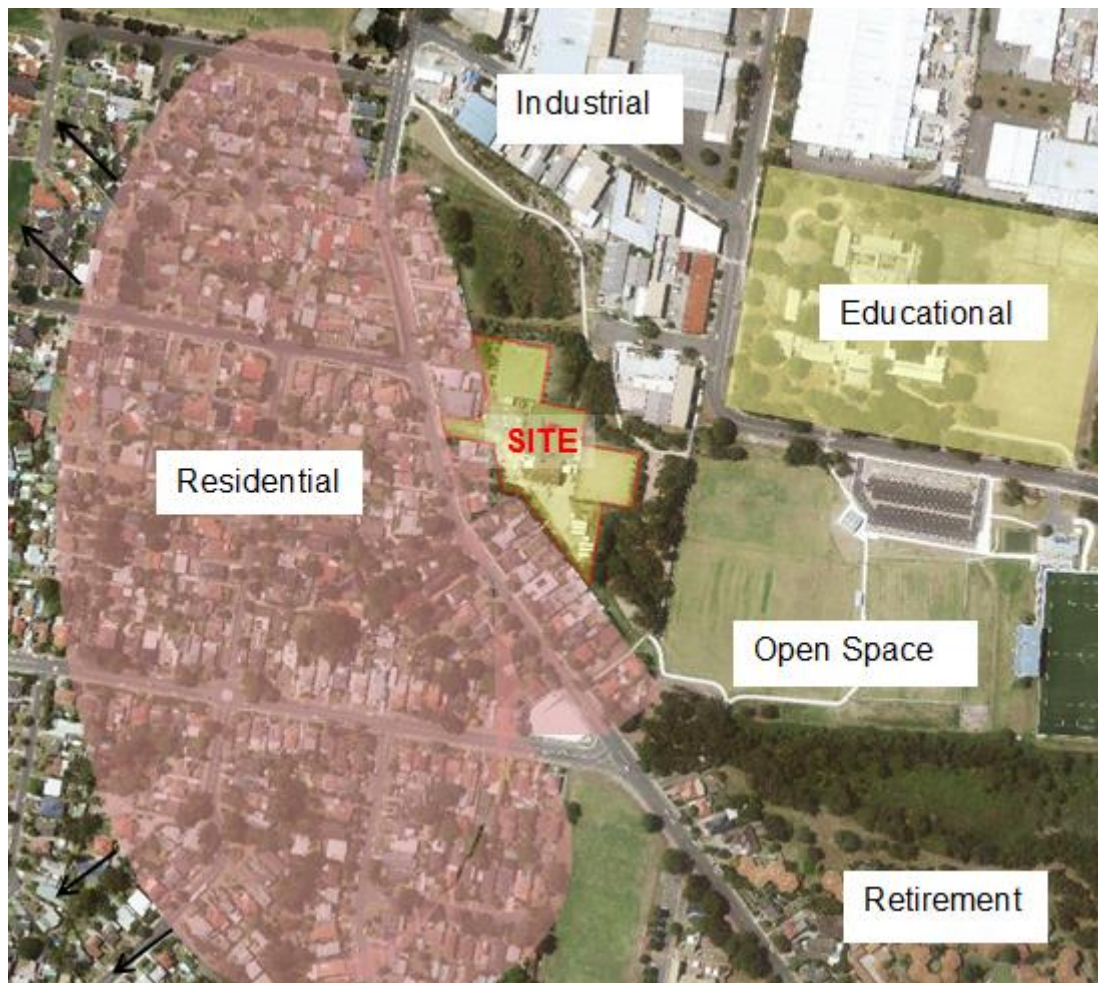


FIGURE 10 – SURROUNDING LAND USES CHARACTER

4.2 IMPACT ON THE LIKELY FUTURE USES OF THE LAND

4.2.1 STATE GOVERNMENT STRATEGIC PLANS

- The Plan for Sydney and Draft North East Subregional Strategy and do not identify any specific uses on the subject site or the land immediately surrounding.
- The strategies recognises the role of the Seniors SEPP in establishing a framework to increase the supply of homes tailored to the needs of older people and people with a disability. LEPs must allow appropriately located and sufficient housing for seniors and people with a disability and recommends that individual developments should recognise and accommodate an ageing population.
- The proposal is consistent with the objectives of the strategy and gives provision of additional seniors housing within the northern Sydney region to accommodate an ageing population.
- The proposal is consistent with recent demographic data that identifies that the proportion of residents aged 65 and older in the Northern Beaches area is projected to increase over time to 2036.
- A key direction for the north east subregion is to provide '*better access to a variety of housing choice and create liveable and sustainable communities*' and to '*enable communities to age in place*'.
- A key action (Action C2.2) of the Draft North East Subregional Strategy is to "provide self-care housing for seniors and people with a disability".

- Although the site is not specifically identified for seniors housing, the proposal will result in contributing to meeting the objectives of the strategic policies.

4.2.2 WARRINGAH LEP 2011

- As identified in Section 4.2.2 above, under Warringah LEP 2011, the site is zoned RE2 Private Recreation. Previous investigation of the approval history of the Club revealed that the Club was likely to be approved as a 'recreation facility (outdoor)', a permissible land use in the zone. The Bowling Club has been operating on site for many years and has a club licence under the Liquor Act 2007 (or relevant legislation at that time) since the Club's inception.
- Development consent was granted for the use of the existing registered club use for "*Three bowling greens and clubhouse*" on 14 October 1972 under the provisions of Development Application land use consent No.72/161. The use has had various applications and approvals over the years and has been continuously operating on the subject land.
- The range of uses are permissible on the site and the surrounding area, are consistent with the intent of the zoning to provide for low density residential development and small-scale non-residential uses which service the community.
- It is considered that the proposed use of the site for independent seniors living units will not have any significant impacts on the future uses of surrounding sites. It is generally consistent with the current scale and type of development surrounding the site. The subject site provides an appropriate transition from two storey (8.5m maximum height) residential dwellings to the industrial buildings to the east of 11m maximum building height.
- A number of reports and strategies have been prepared that address the housing and social needs of the north east subregion of Sydney. The strategies have specifically identified the need for future housing and specifically seniors housing within well serviced existing urban areas to meet the needs of the increasing population of residents aged 65 and older in the Northern Beaches.
- Despite a number of State and Local government commissioned strategies supporting and increase in the provision of housing and seniors living, the Warringah LEP 2011 does not directly permit seniors living on the site.

It is considered that the proposed use of the site for independent senior's living units will not have any significant impacts on the future uses of surrounding sites.

4.2.3 CONTINUED USE AS A CLUB SITE

- The Dee Why Bowling Club has occupied the subject site since 1972, which is over 40 years. The Club has a membership of approximately 600 people, whom reside in the Warringah area; predominately Cromer, Dee Why and Collaroy.
- The diversification of uses (including the provision of seniors housing) on the site is necessary to allow for the continued financial viability of the club.
- The club is committed to continuing to provide recreational facilities to its members and the wider community through the provision of the bowling greens and food offering. The Club has a bistro, bar facilities, gaming and provides functions. The Club also sponsors local community groups including Cromer Cricket and Baseball.
- The proposed seniors living component of the development, and the distinctly separate function of both the club use and the seniors housing will not result in any significant impact on the future use of the site for registered club and community uses.

4.3 THE AVAILABILITY OF SERVICES AND INFRASTRUCTURE (PARTICULARLY RETAIL, MEDICAL, COMMUNITY AND TRANSPORT)

A Social Infrastructure Audit (SIA) was undertaken and forms part of the Site Compatible Certificate (refer to **Appendix B**). The analysis has been undertaken in accordance Clause 26 2 (b) of the Seniors SEPP with respect to the access and availability of public transport within the 400 metre radius to nearby local and regional service hubs.

The key findings and key assessment points are provided under the following subsection headings.

A number of maps are included in the Social Infrastructure Audit such as:

- Retail facilities within 400m of the site and within a 2km radius
- Banking facilities within a 400m of the site and within a 2km radius
- Medical facilities within a 400m of the site and within a 2km radius
- Community facilities within a 400m of the site and within a 2km radius
- Recreation and open Space facilities within a 400m of the site and within a 2km radius

The figures demonstrate the range of services available within the surrounding area and the regional hubs of Dee Why.

4.3.1 PUBLIC AND PRIVATE TRANSPORT

- The Club does not have a community bus as the Club membership is not that large to warrant this type of service.
- The main form of public transport within Cromer suburb is buses. The site is located within 400m of two bus stops. These bus stops are located at the Fisher Road North frontage of the site, and across Fisher Road North (in front of no. 190 Fisher Road North), with access to three bus routes: 153, 179 and E79. Heading south-bound, the 153 provides a service from Fisher Road North near Ryrie Avenue, terminating at Warringah Mall and travelling via Willandra Road, McIntosh Road, Pittwater Road and Winbourne Road through Dee Why and Brookvale. Table 2 within the Social Infrastructure Audit shows the routes and timing of the bus services.
- Especially crucial to note is the fact that all bus routes travel via Pittwater Road through Dee Why which has significant social infrastructure and support services. It takes approximately 15 minutes for the 179, E79 and 153 to reach Dee Why's main activity centre.
- It should be further noted that all new buses on the route are wheel-chair accessible with low-level floors and space for wheelchairs.
- As shown in the SIA, the Club site is well serviced by buses (within 400m from the site) that provide access to surrounding suburbs, service hubs including Warringah Mall and Dee Why as well as buses to and from the City.

4.3.2 RETAIL, FOOD AND GROCERIES

- There are no shopping centres, supermarkets or significant retail facilities located within a 400 metre radius of the club site. There are, however, a high concentration of retail and a good range of shops located in various shopping centres that line Pittwater Road in Dee Why, less than 2km from the site.
- The following shopping facilities are located with access from the bus stops:
 - Dee Why Village Plaza is located a five minute walk from the Pittwater Road (Howard Avenue) bus stop (179, E79, 153). Senior residents travelling from the site are not required to cross any roads, needing only to walk a short distance adjacent to Pittwater Road and Howard Avenue before reaching the entrance to the centre.

- Dee Why Grand Shopping Centre is less than one minute walk from the Pittwater Road (Pacific Parade) bus stop, adjacent the centre. Senior residents have to walk a short distance along Pittwater Road and Pacific Parade.
- Warringah Mall - The shopping centre is a large indoor/outdoor shopping centre with approximately 300 specialty stores and tenants including David Jones, Myer, Target, Big W, Woolworths and many others. The bus stops are adjacent to the centre, with access to the centre provided via an undercover walkway from the bus stop into the centre.
- The largest offering of grocery and convenience stores is in Dee Why in the shopping centres. Dee Why Village Plaza and Dee Why Grand Shopping Centre are host to a variety of large chain supermarkets. An independent grocery store called Welcome Mart located 3 minutes bus ride north of the site. This store can be travelled to on the 153 or 179 bus. Residents would be required to cross South Creek Road without the aid of a zebra crossing or traffic light.

Refer to Section 4.2 and 4.2.3 of the SIA.

4.3.3 BANKS AND POST OFFICES

- There are no banks or post offices located within a 400 metre radius of the Club.
- Bendigo, Westpac and Commonwealth Banks are located in Dee Why. There is also a Commonwealth Bank located north of the site in Collaroy Plateau which is also accessible via a six minute bus ride with the 179 and 153 bus routes. Residents would need to cross Veterans Parade, which can be safely done at a zebra crossing.
- There is a post office located approximately 1 km north of the site and is easily reachable via a two minute bus ride with either the 179 or 153 bus. Senior residents would need to cross South Creek Road to reach the post office. There is another post office located in Dee Why on Oaks Avenue less than a five minute walk from the nearest relevant bus stop.
- All banking facilities are accessible by local bus that picks up and drops off directly outside the site.

Refer to Section 4.2.1 and 4.2.2 of the SIA.

4.3.4 LIBRARIES

- There are no libraries located within a 400 metre radius of the Club.
- The Dee Why Library is located at the corner of Pittwater Road, St David Avenue and Civic Drive. The library is accessible to future residents by bus stops located on Fisher Road and Pittwater Road. The library is approximately 200m walk from the Pittwater Road (Howard Avenue) bus stop over the signalised intersection of Pittwater Road with Howard Avenue.
- In addition to book lending services the Dee Why library provides CD, DVDs and magazines. It also offers books a variety of languages. Additionally, the library provides a home library services which includes delivery to nursing homes and aged care facilities. The library is wheelchair accessible and disabled parking is provided in very close proximity to the library.
- Brookvale also has one main library located within Warringah Mall.

Refer to Section 4.3.1.

4.3.5 CIVIC AND COMMUNITY CENTRES

- There are a number of halls and centres providing a range of services for the community of the study area. These range from halls which can be hired by the public to centres which provide educational and recreational activities.
- The nearest centre to the Club site is Cromer Community Centre which is approximately 250m south of the site, on Fisher Road North, opposite Dee Why Gardens Retirement Village.

Refer to Section 4.4.1 of the SIA.

4.3.6 Social CLUBS

- There is a range of social clubs in the area providing entertainment, classes and courses; from computers, art, singing, card playing. The proposed development will be situated on the same plot as the Dee Why Bowling and Recreation Club. The club offers function rooms and bistro meals as well as the opportunity to participate in bowling.
- Dee Why RSL is approximately 500m walk from the Pittwater Road (Howard Avenue) bus stop and is a large, modern club with more than 40,000 members.

Refer to Section 4.4.2 of the SIA.

4.3.7 GENERAL MEDICAL PRACTITIONERS, MEDICAL CENTRES AND HOSPITALS

- The majority of medical services are located in Dee Why's activity centre along Pittwater Road. However there are some medical services provided in Collaroy Plateau, Collaroy and Narrabeena. Warringah Mall also provides a number of medical centres. Larger hospitals are located south of the site in Manly or North Sydney, as identified as follows:
 - The site is located in reasonable proximity to the following hospitals: Delmar Private Hospital, Mona Vale Hospital, Manly hospital, Manly Waters Private Hospital, Mater North Sydney, Royal North Shore
 - There are more than 10 medical centres in the Dee Why's main activity centre. The Dee Why Family Medical Centre and Dee Why General Practice are located within the Dee Why Grand Shopping Centre adjacent to the Pittwater Road (Pacific Parade) bus stop. Warringah Mall also provides a number of medical services including Medibank, a traditional Chinese medical centre and the Vale Medical Practice. Vale Medical Practice provides family, women's, men's healthcare and health assessments for people over 75 years of age

4.3.8 PARKS AND RECREATION FACILITIES

- There is a range of sporting and fitness activities located within the study areas including soccer, cricket pitch, bike track and other sports amenities. The majority of these facilities are located in Cromer Park which is within a 400 meter radius of the study site and was recently redeveloped to include a brand new sports field, a synthetic turf pitch and a new bike track.
- An organisation called Active Seniors has a Health Centre located 270 meters from the nearest bus stop in Dee Why. The health centre focuses purely on the health and fitness of people over the age of 55. They offer exercise physiology, chiropractic and diet and nutrition services.
- There is a significant offer of open space facilities in close proximity to the site. Cromer Park is approximately 150m walk south of the proposed site. The park has a kiosk, viewing platform and parking. There is also a trail that leads from Cromer Park, running adjacent to Dee Why Creek, to Dee Why Park which is a large green space that straddles Pittwater Road and eventually leads to Dee Why lagoon Wildlife Refuge.

- James Morgan Reserve is located adjacent to the Cromer Community Centre approximately 300m to the south of the site along Fisher Road North. Approximately 250 meters north of the site is St Matthews Farm Reserve, which features large sports fields, public toilets and parking and links to the Wabash Reserve.
- Further, the Brookvale and Dee Why area has a total of 18 parks and recreational spaces, including Brookvale Oval, home to the Manly Warringah Sea Eagles, Stony Range Botanic Garden and Dee Why Beach.

Refer to Section 4.4.3 and 4.4.4 of the SIA.

4.3.9 PLACES OF WORSHIP

- There are approximately eight places of worship within a 400 meter radius of bus stops along Pittwater Road in Dee Why. These services cover a wide range of denominations including Catholic, Baptist and Jehovah's Witness.

4.3.10 SUPPORT SERVICES

- There are a number of aged care facilities located in Dee Why including LINC Service Warringah, Quality Medical Nursing Services, Palm Cove Nursing Home and RSL Lifecare Anzac Village.
- Northern Beaches Food Services program championed by the Benevolent Society in partnership with Meals on Wheels, delivers hot and frozen meals to residents on the Northern Beaches with the support of 250 volunteers.

Refer to Section 4.7.1 and 4.7.2 of the SIA.

4.4 IMPACT ON THE PROVISION OF LAND FOR OPEN SPACE OR SPECIAL USES

The site is not zoned for public open space or special uses, however is zoned RE2 Private Recreation.

The proposed redevelopment of the club site will retain the private recreation capability by the retention of two bowling greens and club house. Additional landscaping and improvement in the existing landscaping will occur around the boundary of the site, adjoining the creekline, and improving the presentation of the overall site.

The proposal creates an opportunity to improve the provision and quality of open space in the vicinity of the site through improving the overall presentation of the subject site.

4.5 THE IMPACT THAT THE BULK, SCALE, BUILT FORM AND CHARACTER OF THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE EXISTING USES, APPROVED USES AND FUTURE USES OF LAND IN THE VICINITY OF THE DEVELOPMENT

The following photos show the existing built form surrounding the site.

FIGURE 11 – BUILT FORM CONTEXT



PICTURE 19 – DEVELOPMENT TO THE WEST, FISHER RD



PICTURE 20 – LARGE TWO STOREY DWELLINGS ON FISHER ROAD



PICTURE 21 – FISHER ROAD



PICTURE 22 – FISHER ROAD



PICTURE 23 – TOWNHOUSES TO THE NORTH ON FISHER RD



PICTURE 24 – MIXTURE OF ONE AND TWO STOREY DWELLINGS

The proposed development scheme is appropriate in the surrounding context as:

- The proposed development site has sensitively considered the surrounding context.
- The large site offers flexibility in spatial planning. This flexibility has allowed the development of the proposed concept plan for the site (**Appendix A**) which is setback from the site boundaries and also has a reduced third storey. The end design can be amended before developing a detailed final concept plan.
- The character of the surrounding residential area is predominately single and double storey detached dwellings. A town house development is proximate to the site to the north on Fisher Road. The industrial forms to the east are bulkier and taller in height than many dwellings to the west of the site.
- The proposed built form on the site (2 storeys with a setback third storey for the two new buildings) will be consistent with the low density character of the surrounding streetscape, and the overall character of the surrounding suburb. **Figure 12** demonstrates the proposed building envelopes as viewed from various angles around the site.
- The footprint and envisaged building envelopes of the proposed buildings responds well to the existing built form in the wider locality.
- The proposed built form of the seniors housing will ensure that the amenity of the adjacent occupiers is well respected, and that no additional scale or bulk would create any increased sense of enclosure or loss of views or privacy.
- The detailed design of the new buildings will consider that partially pitched or flat roofs to match existing roof styles in the surrounding area, and minimise the overall buildings scale, bulk and height.
- The proposal includes a series of modulated building blocks. The articulated forms in addition to landscaped open space at ground level, ensures the site 'open ups' the site visually when viewed from the surrounding residential areas.
- The residential development further to the north along Fisher Road North includes a town house development of two storey pitched forms and is a higher density outcome, similar to the subject site.
- A traffic statement will be prepared as part of the DA process and will determine that the development will not have an adverse impact on the surrounding road network. Public transport is available proximate to the site with a bus stop at the site's entrance.
- The proposed building envelopes would be sited in a manner that allows adequacy privacy between these buildings and adjoining buildings. Further design detail showing the amelioration of privacy impacts will be provided with the DA.
- The proposal will not result in any significant loss of solar access to nearby properties as the site adjoins opens space to the south and east. Further detailed information will be provided with the DA to ensure any shadow impact is minimised/mitigated on residential properties.

FIGURE 12 – PROPOSED CLUB AND ILU ENVELOPES



PICTURE 25 – LOOKING EAST FROM FISHER ROAD NORTH VEHICLE ENTRANCE



FIGURE 13 – LOOKING SOUTH EAST



FIGURE 14 – LOOKING WEST ACROSS THE SITE

- 4.6 THE DEVELOPMENT MAY INVOLVE CLEARING OF NATIVE VEGETATION THAT IS SUBJECT TO THE REQUIREMENTS OF SECTION 12 OF THE NATIVE VEGETATION ACT 2003 – THE IMPACT THAT THE PROPOSED DEVELOPMENT IS LIKELY TO HAVE ON THE CONSERVATION AND MANAGEMENT OF NATIVE VEGETATION.
- The proposed redevelopment of the club site is not expected to require the clearing of any significant native vegetation, as the site has already been extensively cleared and developed.

5 Conclusion

The proposal has been assessed against the required criteria as stipulated in Clause 25(5) of the SEPP (Housing for Seniors and People with a Disability) 2004 within this report. It has been demonstrated, as summarised below, that the site is appropriate for the form of development proposed.

- Initial site investigations have shown that any natural hazards or land constraints affecting the site (such as flooding, geotechnical and contamination identified in the LEP) can be appropriately managed and the site is suitable for the proposed seniors use.
- The club is committed to continuing to provide community facilities to its members and the wider community.
- Diversification of uses on the site is necessary to allow for the continued financial viability of the club.
- The redevelopment of the club site to include a seniors housing component will not have any adverse impacts on the current or likely future uses of the site and surrounding areas.
- Due to the location of the site, there are limited services available within 400m of the site, however the site is well serviced by buses via a bus stop at the site boundary which provides regular transport to shops, banks, services, community facilities and medical facilities within the local area and in a regional context to Dee Why.
- The proposal will have no adverse impact on the provision of land for open space adjoining the site and will retain the public recreation land through the retention of the bowling club and two greens.
- The proposed built form is appropriate in the context of surrounding residential and industrial development which ranges in bulk, scale and density from detached dwellings to larger bulkier industrial buildings. The site also provides good setbacks and separation from the residential dwellings to the west.
- No significant native vegetation will be affected by the proposal, and the development will still retain two bowling greens and landscaping along the eastern boundary.

This report has demonstrated that the proposed redevelopment of the Dee Why Bowling and Recreation Club site, including a component of seniors housing, meets the relevant 'heads of consideration' under clause 25 of the Seniors SEPP. It is therefore considered that the Minister's consent can be granted to the issue of a Site Compatibility Certificate allowing a DA to be lodged with Council which includes seniors housing.

Disclaimer

This report is dated February 2016 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Dee Why Bowling Club (**Instructing Party**) for the purpose of Planning Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A

Concept Plan

Appendix B

Social Infrastructure Audit

Appendix C

Geotechnical Assessment

Appendix D

Flooding

Appendix E

Preliminary Contamination Assessment

Sydney

Tower 2, Level 23, Darling Park
201 Sussex Street Sydney, NSW 2000
t +02 8233 9900
f +02 8233 9966

Melbourne

Level 12, 120 Collins Street
Melbourne, VIC 3000
t +03 8663 4888
f +03 8663 4999

Brisbane

Level 7, 123 Albert Street
Brisbane, QLD 4000
t +07 3007 3800
f +07 3007 3811

Perth

Level 1, 55 St Georges Terrace
Perth, WA 6000
t +08 9346 0500
f +08 9221 1779

Australia • Asia • Middle East
w urbis.com.au **e** info@urbis.com.au