
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 JBA Urban Planning Consultants Pty Ltd on behalf of Waterbrook Bayview Pty Ltd 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 and surrounding land uses, having had regard to the criteria specified in clause 25(5)(b).



Marcus Ray
Deputy Secretary, Planning Services

Date certificate issued: 27/03/2017

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

SCHEDULE 1

Site description: Bayview Golf Course, Bayview (Lot 1 DP 662920, Lot 6 DP 45114 and Lot 1 DP 19161).

Project description: To permit 95 in-fill self-care units and ancillary facilities for the purpose of seniors living.

SCHEDULE 2

Application made by: JBA Urban Planning Consultants Pty Ltd on behalf of Waterbrook Bayview Pty Ltd

Requirements imposed on determination:

1. Seniors housing is to be limited to the development footprint area within the site, as nominated under map *Figure 4: New Study Boundary* prepared by Cardno and dated February 2017.
2. The final layout, number of in-fill self-care living units and onsite facilities in the proposed seniors housing development will be subject to the resolution of issues relating to:
 - form, height, bulk, scale, setbacks and landscaping;
 - flood risk management and evacuation design responses;
 - car parking and access requirements for all existing and proposed land uses on the site; and
 - potential ecological impacts.

Bayview Golf Course Flood Impact Assessment

Figure 4
New Study Boundary

Legend

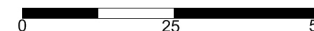
 New Site Boundary

 Cadastre



1:1,250 Scale at A3

meters



Map Produced by Cardno NSW/ACT Pty Ltd
Date: February 2017
Project: 59915160
Coordinate System: MGA Zone 56