

Mr Mark Ferguson
General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 1660

Our ref: 16/03627

Dear Mr Ferguson

Determination of application for a site compatibility certificate for Bayview Golf Course, Bayview - *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*

I refer to the above application and Council's comments received on 3 May 2016.

I, the Deputy Secretary, Planning Services as delegate of the Secretary have determined the application under clause 25(4)(a) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (SEPP (Seniors Housing)) by issuing a site compatibility certificate. I have attached the Certificate of Site Compatibility.

In issuing this Certificate, I have determined that the site is suitable for more intensive development and that the concept seniors housing development, given its location within the Bayview golf course site, is compatible with the surrounding environment and land uses.

I consider the revised application has appropriately addressed the site specific concerns that were raised by the Department regarding the former Site Compatibility Certificate application in January 2015. In particular, the revised application provides:

- a reduced maximum building height from 4-5 storeys to 3-4 storeys, which has been supported by a visual analysis that confirms the proposal is consistent with other seniors housing development in the local area and will not be prominent in the urban landscape from key vistas in the area;
- a flooding report that outlines the proposal's revised approach to flood management. This study confirms that it would be suitable for seniors and staff to remain on site during significant flood events, given that the development footprint is flood free and that any potential flood waters over access routes is predicted to retreat quickly after storm surges. The proposed seniors housing development also forms part of the overall Bayview Golf Club Master Plan and has been modelled to ensure improved flood management on and surrounding the site; and
- the proposed seniors housing facility now forms part of the proposed overall Bayview Golf Club Master Plan, which has been designed to increase ecological values over the entire site through reduced tree removal and increased onsite planting. This in turn will contribute to maintaining and/or improving wildlife movements on and over the site.

The final layout, bulk and scale, 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 including car parking, access, potential ecological impacts, flood risk management and evacuation design responses. This will need to be determined through the assessment of the development application under section 79C of the *Environmental Planning and Assessment Act 1979*.

If you have any questions in relation to this matter, please contact Mr Martin Cooper, Acting Director of the Department of Planning and Environment's Sydney Region East section on (02) 9274 6582.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Marcus Ray', with a horizontal line extending from the end of the signature.

Marcus Ray
Deputy Secretary, Planning Services

29/03/2017
Enc: SCC certificate