



# Planning & Environment

SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

## SITE COMPATIBILITY CERTIFICATE

### APPLICATION

Site compatibility application no. \_\_\_\_\_

Date received: \_\_\_\_/\_\_\_\_/\_\_\_\_

#### Instructions to users

A site compatibility certificate is required under clause 50(2A) of the *Environmental Planning and Assessment Regulation 2000* to accompany development applications for certain proposed developments under the SEPP. The types of development applications to which the Regulation applies are listed in clause 24 of the SEPP.

Please note, amendments to the SEPP in October 2018 require you to submit a cumulative impact study if your proposed development is located within a 1km radius of 2 or more other parcels of land which have either a current site compatibility certificate or a site compatibility certificate application that has been made but not yet determined.

In addition, the amendments made in October 2018 also affect the way the SEPP applies to a site that includes land over which a previous site compatibility certificate has been issued (see clause 25(5)(c) and 25(5A)). As a result, you will now be required to include details of all previous site compatibility certificates that were issued over any portion of the land to which this application relates.

Before lodging this application, it is recommended that you contact the relevant regional office of the Department of Planning and Environment concerning your development proposal to arrange a pre-lodgement meeting.

To ensure that your application is accepted, you must:

- complete **all** parts of this form, **and**
- submit **all** relevant information required by this form, **and**
- provide **a copy** of this form and attached documentation in **hard copy**,
- provide form and documentation in **electronic format** (e.g. Memory stick).
- **provide** a cumulative impact study, if required.
- **provide** copies of any previously issued site compatibility certificates for the land, or any part of the land, to which the application relates.

- NB: The Department of Planning and Environment may request further information if your application is incomplete or inadequate.

All applications **must be lodged** with the Department, by courier or mail. Applications can be lodged with the relevant regional office of the NSW Department of Planning and Environment. Please refer to [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au) for contact details.

Company/organisation/agency

WATERBROOK BAYVIEW PTY LTD C/O ETHOS URBAN

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

CHRIS

Family name

FERREIRA

Street address

Unit/street no.

173

Street name

SUSSEX STREET

Suburb or town

SYDNEY

State

NSW

Postcode

2000

Postal address  
(or mark 'as above')

PO Box or Bag

AS ABOVE

Suburb or town

State

Postcode

Daytime telephone

Email

Mobile

## 2. SITE AND PROPOSED DEVELOPMENT DETAILS

Identify the land you propose to develop and for which you seek a site compatibility certificate.

NAME OF PROPOSAL

BAYVIEW GOLF CLUB SITE COMPATIBILITY CERTIFICATE APPLICATION AMENDMENT

STREET ADDRESS

Street no.

1825

Street or property name

PITTWATER ROAD

Suburb, town or locality

BAYVIEW

Postcode

2104

Local government area

NORTHERN BEACHES.

NAME OF PROPERTY

BAYVIEW GOLF CLUB

REAL PROPERTY DESCRIPTION (Lot and DP, section)

REFER TO ENCLOSED SCC DOCUMENT.

**Attach**—map and detailed description of land.

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the NSW Land Registry Services. Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposal applies to more than one piece of land, please use a comma to distinguish between each real property description.

DESCRIPTION OF PROPOSED DEVELOPMENT. Refer to the proposed site layout by title or drawing number to enable reference in the certificate.

AMENDMENT TO THE SCC ISSUED FOR THE BAYVIEW GOLF CLUB LAND DATED 27/3/2017 TO PERMIT 85 SERVICED SELF CARE HOUSING DWELLINGS FOR THE PURPOSE OF SENIORS HOUSING AND TO:

- REPLACE THE DESCRIPTION OF THE TYPE OF SELF-CONTAINED DWELLINGS FROM 'IN-FILL SELF-CARE UNITS WITH ANCILLARY FACILITIES' TO 'SERVICED SELF-CARE HOUSING'
- AMEND SCHEDULE 2 OF CERTIFICATE TO CLARIFY THAT DEVELOPMENT FOR THE PURPOSE OF SENIORS HOUSING BUT IS NOT ITSELF SENIORS HOUSING (SUCH AS THE USE OF LAND AS AN APZ) MAY BE CARRIED OUT WITHIN THE SITE, BUT OUTSIDE THE PROPOSED BUILDING FOOTPRINT AREA.
- AMEND CONDITION 4 OF SCHEDULE 2 OF THE CERTIFICATE TO CORRECT AN ERROR IN

**Attach**—copy of proposed site layout. THE MAPPING OF THE BUILDING FOOTPRINT AREA.

## 3. RELEVANCE OF SEPP

Please explain how the SEPP applies to your proposal?

THE SENIORS SEPP APPLIES TO THE PROPOSAL BY VIRTUE OF CLAUSE 4(1)(b), AS THE LAND ADJOINS LAND ZONED PRIMARILY FOR URBAN PURPOSES AND IS LAND WHICH IS BEING USED FOR THE PURPOSES OF AN EXISTING REGISTERED CLUB.

## 4. LAND TO WHICH YOUR APPLICATION RELATES TO

In accordance with Clause 24(1)(a), the proposed site is on land:

- (i) that adjoins land zoned primarily for urban purposes
- (ii) that is zoned as 'special uses' under another EPI
- (iii) that is used for the purposes of an existing registered club

Yes ☒ No ☐  
Yes ☐ No ☐  
Yes ☒ No ☐

## 5. PREVIOUS SCC CERTIFICATES

Has an SCC previously been issued for any part of the land to which this application applies?

Yes ☒ No ☐

If yes, please provide details and a copy of the previous certificate/application.

ISSUED BY DPE FOR BAYVIEW GOLF CLUB ON 27/3/2017 (ATTACHED)  
AND IS NOW PROPOSED TO BE AMENDED.

## 6. CUMULATIVE IMPACT STUDY

Has a cumulative impact study been submitted with this application?

Yes ☐ No ☒

Please provide an explanation to support/explain your response above.

THE SITE IS NOT 'NEXT TO PROXIMATE SITE LAND', WITH NO OTHER  
SCCs (APART FROM THE EXISTING SCC) ISSUED FOR LAND WITHIN  
A ONE KILOMETRE RADIUS.

## 7. APPLICATION FEE

You are required to pay a fee for the assessment of an application for the certificate for site compatibility. This fee is based on the estimated number of beds of the SEPP Seniors Housing Facility. The Department may require that you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine the proportion to be paid. The maximum fee payable is **\$5580**

Number of beds and/or dwellings


85 DWELLINGS

## 8. CERTIFICATE APPLICANT'S AUTHORIZATION

By signing below, I/we hereby:

- apply, subject to satisfying the relevant requirements under *State Environmental Planning Policy ((Housing for Seniors or Persons with a Disability) 2004* for a site compatibility application pursuant to clause 50(2A) of the *Environmental Planning and Assessment Regulation 2000*
- provide a description of the proposed seniors housing development and address all matters required by the Director-General pursuant to clause 25(5)(b) of the *State Environmental Planning Policy (Housing for Seniors or Persons with a Disability) 2004*
- declare that all information contained within this application is accurate at the time of signing.

Signature(s)



In what capacity are you signing if  
you are not the owner of the land

Director

Name(s)

Kevin Ryan.

Date

23/11/2018

As the owner(s) of the land for which the proposed seniors' housing development is located and in signing below, I/we hereby agree to the lodgement of an application for a site compatibility certificate.

Signature [Signature]

Name David Antonio Sparks

Date 23/11/2018

Signature [Signature]

Name David Stone