



## Office of the Secretary

Mr Kevin Ryan  
Waterbrook Bayview Pty Ltd  
Level 32  
85 Castlereagh Street  
Sydney NSW 2000

14/14939

Dear Mr Ryan

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


I refer to your application of 16 September 2014 for a site compatibility certificate under clause 25(1) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors Housing Policy) for land at the Bayview Golf Course, Cabbage Tree Road, Bayview (Lot 1 DP 662920).

In accordance with clause 25(4)(a) of the Seniors Housing Policy, I have determined that the application for a certificate be refused. The reasons for this are:

1. The proposed height, scale and built form is out of character with the surrounding residential area, which predominately consists of two storey single detached housing in a heavily landscaped environment.
2. The site is classified as flood prone land and insufficient evidence has been provided to demonstrate development potential or to ensure there would be no adverse impact on surrounding land uses or risk to life and property.
3. The proposal would have significant environmental implications for existing flora and fauna (including potential threatened species) and the adjacent wildlife corridor. Limited evidence or consideration has been provided to address the potential direct and indirect impacts of development or mitigation measures.

If you have any further enquiries about this matter, please contact Mr Lee Mulvey, Director, Metropolitan (CBD) at the Department, on (02) 8575 4140.

Yours sincerely

  
Terry Bailey  
A/Secretary  
6 January 2015