Ref number: IRF20/65

Mr Ray Brownlee

Chief Executive Officer

Northern Beaches Council

PO BOX 82

MANLY NSW 1655

Dear Mr Brownlee

**Determination of application for a site compatibility certificate for Bayview Golf Club – State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Dept Ref: SCC\_2019\_NBEAC\_001\_00)**

I refer to the application, submitted by File Planning and Development Services Pty Ltd on behalf of Waterbrook Bayview Pty Ltd, for a site compatibility certificate for seniors housing and ancillary facilities under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP).

The Sydney North Planning Panel has considered the application and has determined that the application for a certificate be refused as it does not satisfy the criteria set out in clause 25(5)(b) of the Seniors Housing SEPP. The reasons for this are:

1. The proposed height, scale and built form is out of character with the surrounding urban development and local character of Mona Vale;
2. The proposal has significant environmental implications for existing flora and fauna (including threatened and endangered species) and the adjacent wildlife corridor; and
3. The Asset Protection Zone (APZ) requirements for bushfire would have significant and detrimental environmental impacts requiring the removal of significant and endangered vegetation and wildlife habitat. Limited evidence or consideration has been provided to address the potential direct and indirect impacts of development and mitigation measures.

Should you have enquiries about this matter, please contact Ms Elvie Magallanes, Senior Planning Officer, North District on 9860 1439.

Yours sincerely

**Name**

**Chair**

**Sydney North Planning Panel**

Encl: Record of decision