



## Planning & Environment

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

SITE COMPATIBILITY CERTIFICATE

APPLICATION

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

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

### LODGEMENT

#### 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.

### APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Company/organisation/agency

Waterbrook Bayview Pty Ltd

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Kevin

Family name

Ryan

Street address

Unit/street no.

L8/43

Street name

Bridge Street

Suburb or town

Hurstville

State

NSW

Postcode

2200

Postal address  
(or mark 'as above')

PO Box or Bag

Suburb or town

State

Postcode

Daytime telephone

Email

kevinryan@waterbrook.com.au

Mobile

0419 221 575

## 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 - seniors housing - serviced self-care housing

### 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 Course

### REAL PROPERTY DESCRIPTION (Lot and DP, section)

Various - see attached report

**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.

Seniors housing (serviced self-care housing) comprising 85 serviced self care housing units, ancillary facilities and associated works within the Bayview Golf Course.

**Attach**—copy of proposed site layout.

## 3. RELEVANCE OF SEPP

Please explain how the SEPP applies to your proposal?

Clause 4(1) of the SEPP sets out that the SEPP applies to land that adjoins land that is zoned for an urban purpose, where the land is being used as an existing registered club. The land, being Bayview Golf Course, adjoins land zoned R2 Low Density Residential, R3 Medium Density Residential and B1 Neighbourhood Centre and is being used as an existing registered club. Clause 17 of the SEPP sets out that serviced self-care housing can be carried out on land that adjoins land that is zoned primarily for urban purposes, if it is a retirement village. The proposal is for serviced self-care housing to be used as a retirement village. Please see the attached report for more detail.

## 4. LAND TO WHICH YOUR APPLICATION RELATES TO

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

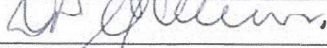
- (i) that adjoins land zoned primarily for urban purposes
- (ii) that is zoned as 'special uses' under another EPI
- (iii) that is used for the purposes of an existing registered club

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

9. LAND OWNER'S CONSENT

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



Name

DAVID PHILIP STONE

Date

1.8.19

Signature



Name

DAVID STONE