
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Amended Certificate of Site Compatibility

I, the Deputy Secretary, Planning Services as delegate of the Secretary of the Department of Planning and Environment determine the application made by JBA Urban Planning Consultants Pty Ltd on behalf of Waterbrook Bayview Ply Ltd by issuing this certificate under clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

I certify in my opinion:

- the site described in Schedule 1 is suitable for more intensive development; and
- the development described in Schedule 1 is compatible with the surrounding environment and surrounding land uses, having had regard to the criteria specified in clause 25(5)(b).

Marcus Ray Deputy Secretary, Planning Services

Date certificate issued: 27/03/2017

(Amended by the Land and Environment Court)

Please note certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

SCHEDULE 1

The Site description: Bayview Golf Course, Bayview (Lot 1 DP 662920, Lot 6 DP 45114, and Lot 1 DP 19161, Lot 300 DP 1139238, Lot A DP 339874, Lot 1 DP 986894, Lot 2 DP 986894, Lot 3 DP 986894, Lot 7 Sec 1 DP 6392, Lot 191 DP 1039481, Lot 150 DP 1003518, Lot 5 DP 45114, Lot 7 DP 45114).

Project description: To permit ~~95 in-fill self-care units and ancillary facilities~~ 85 serviced self-care housing dwellings for the purpose of seniors living housing.

SCHEDULE 2

Application made by: JBA Urban Planning Consultants Pty Ltd on behalf of Waterbrook Bayview Pty Ltd.

Requirements imposed on determination:

1. Development in the nature of seniors Seniors housing is to be limited to the ~~development~~ building footprint area within the site, as nominated under map ~~Figure 4: New Study Boundary~~ prepared by ~~Cardno and dated February 2017~~ 'SCC Building Footprint Area', by ~~Marchese Partners, dated 23 November 2018.~~ For the avoidance of doubt, development that is for the purposes of seniors housing — but is not in the nature of seniors housing — is permitted outside of the building footprint area, but within the site. Such development may include, for example, asset protection zones for bushfire safety and access.

2. The final layout, ~~number of in-fill self-care living units~~ serviced self-care housing dwellings and onsite facilities in the proposed seniors housing development will be subject of determination by the consent authority as per clause 24(3) of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. ~~to the resolution of issues relating to:~~
 - ~~• form, height, bulk, scale, setbacks and landscaping;~~
 - ~~• flood risk management and excavation design responses;~~
 - ~~• car parking and access requirements for all existing and proposed land uses on the site;~~
and
 - potential ecological impacts.