



Planning & Environment

SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004 SITE COMPATIBILITY CERTIFICATE APPLICATION

Site compatibility application no. _____

NSW GOVERNMENT
Department of Planning
Date received: _____

23 OCT 2018

Instructions received
Rec'd by Users
Newcastle Office

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 for contact details.

Company/organisation/agency

ACM LANDMARK PTY LTD

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

MARK

Family name

LEOK.

Street address

Unit/street no.

76

Street name

TUGGERAH PDE

Suburb or town

THE ENTRANCE

State

NSW

Postcode

2261

Postal address
(or mark 'as above')

PO Box or Bag

AS ABOVE

Suburb or town

State

Postcode

Daytime telephone

Email

MarkL@acmLandmark.com.au

Mobile

0416 227 729

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

NAME OF PROPOSAL

Amber Orange Lifestyle Village

STREET ADDRESS

Street no.

Street or property name

OFF WILTON DRIVE

Suburb, town or locality

Postcode

Local government area

EAST MAITLAND

2323

MAITLAND

NAME OF PROPERTY

REAL PROPERTY DESCRIPTION (Lot and DP, section)

PT LOT 141 DP 1225076

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.

134 Seniors self care housing within a retirement village comprising 122 dwellings on pt lot 141 DP 1225076 & 12 dwellings on lot 8 DP 855275. SCC only on lot 141
See plan set 922F-A101

Attach—copy of proposed site layout.

Please explain how the SEPP applies to your proposal?

The development is proposed to be a retirement village on land adjacent to urban zoned land (Pt lot 141) under provisions of clause 17(1)(c) & 17(2)(c) of the SEPP & regulations. The remaining 12 dwellings on lot 8 are removable use

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 ☒

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

NAME OF PROPOSAL

HUNTER GRANGE LIFESTYLE VILLAGE

STREET ADDRESS

Street no.

Street or property name

WILTON DRIVE & MT VINCENT ROAD

Suburb, town or locality

Postcode

Local government area

EAST MAITLAND

2323

MAITLAND

NAME OF PROPERTY

REAL PROPERTY DESCRIPTION (Lot and DP, section)

LOT 141 DP 1225076

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.

134 Seniors Self care housing within a retirement village comprising 122 dwellings on part lot 141 DP 1225076 and 12 dwellings on lot 8 DP 855275. Site Compatibility Certificate only on lot 141. See Plan 922 F-A101

Attach—copy of proposed site layout.

Please explain how the SEPP applies to your proposal?

The development is proposed to be a retirement village on land adjacent to urban zoned land under the provisions of clause 17(1)(c) & 17(2)(c) of the SEPP & Regulations.

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 ☒

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.

SCC 16/14644 was issued on 25/11/2016 subject to Schedule 2 Deed

Has a cumulative impact study been submitted with this application?

Yes ☐ No ☒

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

The current application merely seeks to issue a fresh SCC for the same site as the 12 month approval period will lapse on 25/11/2018 not allowing sufficient time for Council amendment of the Development Application.

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

Total dwellings 134 however only 122 subject to SCC application

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)

Mark Gregory Wink

Name(s)

MARK GREGORY WINK

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

Development Consultant

Date

18th October 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

See attached Authority

GRANVILLE TRUST PTY LTD.

Name

PAUL WILSON B.

& D. Wilson Landowner.

Date

18th October 2015

Signature

Mark Gheel

Name

Mark Gregory Gheel