



Application for a Site Compatibility Certificate

Reference number: SCC2020LPOOL-1

Applicant contact details

Title	Ms
First given name	Marian
Other given name/s	
Family name	Higgins
Contact number	0488221082
Email	marian@higginsplanning.com.au
Address	Suite 301, L3 26 Ridge Street, North Sydney NSW 2060
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Besol Pty Ltd
ABN / ACN	605 252 631
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Besol Pty Ltd
ABN / ACN	

Site details

Local government area	LIVERPOOL																
Street address	18 Randwick Close, Casula																
Lot / Section Number / Plan																	
Primary address	Yes																
Planning controls affecting property	<table><tr><td>Land Application LEP</td><td>NA</td></tr><tr><td>Land Zoning</td><td>NA</td></tr><tr><td>Height of Building</td><td>NA</td></tr><tr><td>Floor Space Ratio (n:1)</td><td>NA</td></tr><tr><td>Minimum Lot Size</td><td>NA</td></tr><tr><td>Heritage</td><td>NA</td></tr><tr><td>Land Reservation Acquisition</td><td>NA</td></tr><tr><td>Foreshore Building Line</td><td>NA</td></tr></table>	Land Application LEP	NA	Land Zoning	NA	Height of Building	NA	Floor Space Ratio (n:1)	NA	Minimum Lot Size	NA	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA
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Relevance to SEPP

Select the SEPP under which you are requesting a Site Compatibility Application (SCC).	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
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Select any relevant forms of development proposed:	Neighbourhood shop Seniors housing
Enter the proposed access details for the building or structure	existing driveway from Kurrajong Road will be adjusted for disabled access and gradients throughout site adjusted to cater for disabled access to each building and open spaces
Provide a description of the proposed development	Proposed construction and operation of 142 bed residential care facility and 93 independent living units in 3 buildings over basement level under the Seniors Housing SEPP along with neighbourhood shops.
Enter the current land use at the subject site	vacant
Enter the current approvals at the adjacent land	DA681/2018 for 5 storey affordable housing development at 30-38 Ironbark Avenue, Casula
Enter the zoning of the adjacent land	R4 High Density Residential
Enter the proposed use of the building or structures	proposed seniors housing development to include 142 bed residential care facility and 93 independent living units in vertical village format
Enter the proposed height of building or structures	21 metres
Name of the proposal	SummitCare Casula
Please explain how the SEPP applies to your proposal?	
In accordance with clause 24(1)(a), the proposed site adjoins land zoned for urban purposes	Yes
In accordance with clause 24(1)(a), the proposed site is zoned as 'special uses' under another EPI	No
In accordance with clause 24(1)(a), the proposed site is used for the purposes of an existing registered club	No
Has a SCC been previously issued for any of the land to which this application applies?	No
Has a cumulative impact study been submitted with this application?	Yes
Please provide an explanation to support / explain your response above	Please refer to cumulative impact assessment within primary catchment included in Needs Assessment prepared by Location IQ at Appendix Z
	235
Fee payable	5,580

Pecuniary interest

Is the applicant or owner an employee or officer of the Department of Planning, Industry and Environment?	No
Does the applicant or owner have a relationship with any staff of the Department of Planning, Industry and Environment?	No

Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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Application documents

The applicant has included the following documents to support their application.

Document type	Document file name
Access report	Appendix G - Accessibility Assessment report
Acoustic report	Appendix P - Updated Acoustic report
Arborists report	Appendix W - Arborist Report

Development Concept Plans	<p>Appendix B - DA-852-A-BUILDING HEIGHT PLANE DIAGRAM Appendix B - DA-701-A-SOLAR DIAGRAMS (3 HRS) Appendix B - DA-750-A-ADG COMPLIANCE _ YIELD _ PARKING CALCULATI Appendix B - DA-700-A-SOLAR & CROSS VENTILATION DIAGRAMS Appendix B - DA-602-A-GFA AREA PLANS _ DEEP SOIL CALCULATIONS Appendix B - DA-601-A-GFA AREA PLANS _ DEEP SOIL CALCULATIONS Appendix B - DA-600-A-GFA AREA PLANS _ DEEP SOIL CALCULATIONS Appendix B - DA-403-A-PERSPECTIVE - VIEW OF COMMUNAL COURTYARD - Appendix B - DA-402-A-PERSPECTIVE - AERIAL VIEW Appendix B - DA-401-A-PERSPECTIVE - VIEW OF COMMUNAL COURTYARD Appendix B - DA-400-A-PERSPECTIVE - VIEW OF KURRAJONG ROAD ENTRY Appendix B - DA-302-A-SITE SECTIONS - 03 Appendix B - DA-301-A-SITE SECTIONS - 02 Appendix B - DA-300-A-SITE SECTIONS - 01 Appendix B - DA-205-A-ELEVATIONS - BLOCK C Appendix B - DA-204-A-ELEVATIONS - BLOCK B - 02 Appendix B - DA-203-A-ELEVATIONS - BLOCK B - 01 Appendix B - DA-202-A-ELEVATIONS - BLOCK A - 02 Appendix B - DA-201-A-ELEVATIONS - BLOCK A - 01 Appendix B - DA-200-A-STREET ELEVATION Appendix B - DA-116-A-FLOOR PLAN - ROOF PLAN Appendix B - DA-115-A-FLOOR PLAN - LEVEL 5 Appendix B - DA-114-A-FLOOR PLAN - LEVEL 4 Appendix B - DA-113-A-FLOOR PLAN - LEVEL 3 Appendix B - DA-112-A-FLOOR PLAN - LEVEL 2 Appendix B - DA-111-A-FLOOR PLAN - LEVEL 1 Appendix B - DA-110-A-FLOOR PLAN - GROUND FLOOR Appendix B - DA-109-A-FLOOR PLAN - BASEMENT 1 Appendix B - DA-011-A-SITE ANALYSIS - SITE CONTEXT Appendix B - DA-010-A-SITE ANALYSIS - LOCAL CONTEXT</p>
Flood risk management report	Appendix M - Flood Assessment
Geotechnical report	Appendix K - Geotechnical Report with ASS
Landscape plan	Appendix E - Landscape Concept Plans
Owner's consent	20200720 Besol Pty Ltd - Landowners consent letter
Photomontage	Appendix B - Perspectives Combined
SCC Assessment Report	18 Randwick Close, Casula - Site Compatibility Certificate Repor
Shadow diagrams	Appendix B - Solar Access and Shadow Diagrams
Site contamination report/ Preliminary site contamination survey	Appendix J - Stage 1 Environmental Investigation Report
Site plan	Appendix B - DA-030-A-SITE PLAN
Stormwater drainage plan	Appendix I - Stormwater Management and Quality Report Appendix I - Stormwater Drawings
Survey plan	Appendix A - Survey of distance and gradient Appendix A - Site Survey
Traffic assessment report	Appendix C - Traffic report
Other	<p>Appendix I - Sedimentation and Erosion Control Appendix I - Bulk Earthworks Plan Appendix H - QS Cost Report Appendix D - Operational Waste Management Plan Appendix D - Construction Waste Management Plan Appendix AA - Biodiversity Impact Assessment Appendix Y - Crime Prevention Through Environmental Design Repor Appendix V - Plan of Management Appendix U - Social Housing Provider Letter Appendix T - Clause 4.6 Request to vary Clause 4.4 FSR LLEP Appendix T - Clause 4.6 Request to vary Clause 4.3 HOB LLEP Appendix S - Council Design Excellence Panel Appendix R - Council email response to queries arising from pre- Appendix R - Council Pre-DA Advice Appendix X - Lighting Statement Appendix L - BASIX Report Appendix F - BCA Report Appendix N - Infrastructure Report Appendix U - Social Housing Provider Letter Appendix V - Plan of Management Appendix O - Senior Housing SEPP Clause 26 Assessment Appendix O - Social Impact Comment 200121 Appendix B - Architectural Design Report</p>

<p>Owner's Consent</p> <p>I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application.</p> <p><i>Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.</i></p>	Yes
<p>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.</p>	Yes
<p>I/we hereby, provide a description of the proposed seniors housing development and address all matters required by the Secretary pursuant to clause 25(5)(b) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.</p>	Yes
<p>I declare that all the information in the application is, to the best of my knowledge, true and correct.</p>	Yes
<p>I/we understand that if incomplete, the Department of Planning Industry and Environment may request more information, which will result in delays to the application.</p>	Yes
<p>The Department of Planning Industry and Environment may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at the Department's Customer Service areas and on the Department's website.</p>	Yes
<p>I/we acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.</p>	Yes
<p>I/we have read and agree to the collection and use of my personal information as outlined in the Privacy Notice.</p>	Yes
<p>I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.</p>	Yes

Secretary
NSW Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Sir/Madam,



RE: 18 Randwick Close, Casula

Proposed Development: Site Compatibility Certificate under Seniors Housing SEPP

Property Description: Lot 104 DP 863214

We, the owners of the property give our consent to lodge the above application over that property.

Yours Faithfully,

<p>Besol Pty Ltd <i>(Insert Full Name of Company in block letters)</i></p>	<p>Signature <i>(In the case of a company two signatures are required, followed by the person's title eg. Director, secretary OR in the case of a Sole Director Company – one signature followed by the words "Sole Director")</i></p>
	
<p>Peter Wohl</p>	<p>Jennifer Wohl</p>

Date: **20 July 2020**