

Applicant contact details

Title	Mr
First given name	Shaun
Other given name/s	
Family name	Lawer
Contact number	0402092310
Email	shaun.lawer@ghd.com
Address	Lvl 1, 230 Harbour Drive, Coffs Harbour
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	GHD Pty Ltd
ABN / ACN	39 008 488 373
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	There are one or more owners of the development site and I am NOT one of them
Owner #	1
Title	Mr
First given name	John
Other given name/s	
Family name	Hannaford
Contact number	0418670377
Email	johnphannaford@gmail.com
Address	3 ARTHUR STREET WOOLGOOLGA 2456

Site details

Local government area	COFFS HARBOUR
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Street address	31 WHITTON PLACE MULLAWAY 2456	
Lot / Section Number / Plan	1 / - / DP1128964	
Primary address	Yes	
Planning controls affecting property	<div> <div>Land Application LEP</div> <div>Coffs Harbour Local Environmental Plan 2013</div> </div> <div> <div>Land Zoning</div> <div>RU2: Rural Landscape</div> </div> <div> <div>Height of Building</div> <div>8.5 m</div> </div> <div> <div>Floor Space Ratio (n:1)</div> <div>NA</div> </div> <div> <div>Minimum Lot Size</div> <div>400 m²</div> </div> <div> <div>Heritage</div> <div>NA</div> </div> <div> <div>Land Reservation Acquisition</div> <div>NA</div> </div> <div> <div>Foreshore Building Line</div> <div>NA</div> </div> <div> <div>Acid Sulfate Soils</div> <div>Class 5</div> </div> <div> <div>Bushfire Prone Land</div> <div>Vegetation Category 1</div> </div> <div> <div>Land near Electrical Infrastructure</div> <div>This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information 13 23 91.</div> </div>	

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
Select any relevant forms of development proposed:	Residential care facilities
Enter the proposed access details for the building or structure	Access would be available off both Mullaway Drive and Darkum Road
Provide a description of the proposed development	64 bedroom RACF with central administration facility, 32 bedroom independent care studio villas, health and medical facilities for doctors and allied health care services, pool, gym and laundry for on-site resident use, on-site bus service and associated car parking and landscaping
Enter the current land use at the subject site	Seniors living
Enter the current approvals at the adjacent land	Residential and rural dwellings
Enter the zoning of the adjacent land	RU2 Rural Landscape zone
Enter the proposed use of the building or structures	Residential aged care
Enter the proposed height of building or structures	Two storey
Name of the proposal	Solitary Islands Village Pty Ltd
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?	Yes
Site compatibility certificate number	11/15776
Has a cumulative impact study been submitted with this application?	No
	96
Fee payable	4,600

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
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Development Concept Plans	2020-03-04-SIV-RACF-SiteCombatability-SET
Owner's consent	Application Form
SCC Assessment Report	2219774-REP-0_Site Compatibility Certificate
Shadow diagrams	2020-03-04-SIV-RACF-SiteCombatability-SET (REDUCED)
Site plan	2020-03-04-SIV-RACF-SiteCombatability-SitePlanONLY
Survey plan	darkum rd, site survey
Traffic assessment report	2219774-REP-0_Site Compatibility Certificate

Applicant declarations

Owner's Consent 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. <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>	Yes
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.	Yes
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.	Yes
I declare that all the information in the application is, to the best of my knowledge, true and correct.	Yes
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.	Yes
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.	Yes
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.	Yes
I/we have read and agree to the collection and use of my personal information as outlined in the Privacy Notice.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes

Completeness check

Based on your review of the application, do you wish to:	Accept application for assessment
Do you wish to refer this matter and seek determination from the respective Planning Panel?	Yes
Is the fee valid for this site compatibility certificate application?	Yes
Number of dwellings in the development to which a site compatibility certificate is required.	96
Fee payable	4,600