

**Applicant contact details**

Title	
First given name	Steven
Other given name/s	
Family name	Sammut
Contact number	0433946019
Email	steven@mintopanning.com.au
Address	PO Box 424, Berowra NSW 2081
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Tolucy Pty Ltd C/- Minto Planning Services Pty Ltd
ABN / ACN	
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	Jeffrey
Other given name/s	Paul
Family name	Wilkinson
Contact number	
Email	planning@mintopanning.com.au
Address	25 LAITOKI ROAD TERREY HILLS 2084
Owner #	2
Title	Mrs
First given name	Helen
Other given name/s	Mary
Family name	Wilkinson
Contact number	
Email	planning@mintopanning.com.au
Address	25 LAITOKI ROAD TERREY HILLS 2084

**Site details**

Local government area	NORTHERN BEACHES
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Street address	25 LAITOKI ROAD TERREY HILLS 2084
Lot / Section Number / Plan	261 / - / DP775299
Primary address	Yes
Planning controls affecting property	<div>Land Application LEP</div> <div>Warringah Local Environmental Plan 2011</div> <div>Land Zoning</div> <div>RU4: Primary Production Small Lots</div> <div>Height of Building</div> <div>8.5 m</div> <div>Floor Space Ratio (n:1)</div> <div>NA</div> <div>Minimum Lot Size</div> <div>2 ha</div> <div>Heritage</div> <div>NA</div> <div>Land Reservation Acquisition</div> <div>NA</div> <div>Foreshore Building Line</div> <div>NA</div> <div>Landslide Risk Land</div> <div>Area B - Flanking Slopes 5 to 25</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:	Serviced self-care housing
Enter the proposed access details for the building or structure	Refer to accompanying planning report
Provide a description of the proposed development	Demolition of existing structures followed by the construction of 54 serviced self-care dwellings
Enter the current land use at the subject site	residential
Enter the current approvals at the adjacent land	Refer to accompanying planning report
Enter the zoning of the adjacent land	Refer to accompanying planning report
Enter the proposed use of the building or structures	Refer to accompanying planning report
Enter the proposed height of building or structures	Refer to accompanying planning report
Name of the proposal	Refer to accompanying planning report
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	Refer to accompanying planning report
	54
Fee payable	2,710

### 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
Arborists report	Arboricultural Impact Assessment - 25 Laitoki Road Terrey Hills
Development Concept Plans	Architectural Plans - 25 Laitoki Road Terrey Hills
Flood risk management report	Preliminary Flood Assessment - 25 Laitoki Road Terrey Hills
Geotechnical report	Geotechnical Assessment - 25 Laitoki Road Terrey Hills
Landscape plan	Landscape Plans - 25 Laitoki Road Terrey Hills
Owner's consent	Site Compatibility Certificate Application Form - 25 Laitoki Roa

SCC Assessment Report	Revised planning report - site compatibility certificate - 25 la
Shadow diagrams	Architectural Plans - 25 Laitoki Road Terrey Hills
Site plan	Architectural Plans - 25 Laitoki Road Terrey Hills
Survey plan	Survey Plan - 25 Laitoki Road Terrey Hills
Traffic assessment report	Traffic and Parking Assessment - 25 Laitoki Road Terrey Hills
Other	Assessment of Road & Public Transport Infrastructure - 25 Laitok Preliminary Site Investigation - 25 Laitoki Road Terrey Hills Preliminary Site Stormwater and Flooding Constraints Assessment Preliminary Watercourse and Riparian Assessment Preliminary Servicing Assessment - 25 Laitoki Road Terrey Hills SCC Environmental Assessment - 25 Laitoki Road Terrey Hills Social Impact Assessment Report - 25 Laitoki Road, Terrey Hills

#### Applicant declarations

<b>Owner's Consent</b> 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.	54
Fee payable	2,710