

Applicant contact details

Title	Mr
First given name	Oliver
Other given name/s	
Family name	Pecoski
Contact number	4231 4445
Email	builder@stilettohomes.com
Address	3/121 Shellharbour Road, Warilla
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Stiletto Homes
ABN / ACN	50 130 940 902
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	There are multiple owners of the development site and I am one of them
Owner #	1
Title	Mr
First given name	Oliver
Other given name/s	
Family name	Pecoski
Contact number	4231 4445
Email	builder@stilettohomes.com
Address	3/121 Shellharbour Road, Warilla

Site details

Local government area	SHELLHARBOUR																		
Street address	14 HAMILTON ROAD ALBION PARK 2527																		
Lot / Section Number / Plan	1 / - / DP1069961																		
Primary address	Yes																		
Planning controls affecting property	<table> <tr> <td>Land Application LEP</td> <td>Shellharbour Local Environmental Plan 2013</td> </tr> <tr> <td>Land Zoning</td> <td>SP2: Infrastructure</td> </tr> <tr> <td>Height of Building</td> <td>9 m</td> </tr> <tr> <td>Floor Space Ratio (n:1)</td> <td>0.5:1</td> </tr> <tr> <td>Minimum Lot Size</td> <td>3 ha</td> </tr> <tr> <td>Heritage</td> <td>NA</td> </tr> <tr> <td>Land Reservation Acquisition</td> <td>Local Road (SP2)</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> <tr> <td>Terrestrial Biodiversity</td> <td>Environmentally Sensitive Land</td> </tr> </table>	Land Application LEP	Shellharbour Local Environmental Plan 2013	Land Zoning	SP2: Infrastructure	Height of Building	9 m	Floor Space Ratio (n:1)	0.5:1	Minimum Lot Size	3 ha	Heritage	NA	Land Reservation Acquisition	Local Road (SP2)	Foreshore Building Line	NA	Terrestrial Biodiversity	Environmentally Sensitive Land
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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
Select any relevant forms of development	Seniors housing

proposed:	
Enter the proposed access details for the building or structure	private road
Provide a description of the proposed development	serviced self care dwellings
Enter the current land use at the subject site	residential
Enter the current approvals at the adjacent land	east is industrial and west is residential
Enter the zoning of the adjacent land	RU6 transition
Enter the proposed use of the building or structures	seniors living
Enter the proposed height of building or structures	less than 8m
Name of the proposal	retirement village to comprise serviced self care dwellings
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	IRF18/788
Has a cumulative impact study been submitted with this application?	No
	29
Fee payable	1,585

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
Development Concept Plans	1
Flood risk management report	209139 Flood Study
Owner’s consent	SCC Application Form 2020
SCC Assessment Report	SCC Supporting Docs_Hamilton Rd (Version 3) Feb 2020
Shadow diagrams	1
Site plan	Site Plan
Survey plan	1
Traffic assessment report	P4042.003R 14 Hamilton Road Albion Park TIA
Other	Receipt Dept Planning 170908 Zoning Map WLEP2013_BIO_014 Due Diligence Heritage Report. Albion Park - V2 LE1054 Hamilton Road FFA RA VMP_v1 (003)

Applicant declarations

<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
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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

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.	29
Fee payable	1,585