



DIRECTOR-GENERAL'S SITE COMPATIBILITY
CERTIFICATE—APPLICATION FORM

Date received: ____/____/____

Site compatibility application no. _____

LODGEMENT

Instructions to users

This application form is to be completed by a **public authority, social housing provider, or applicant undertaking development with the Land and Housing Corporation** who wishes to apply to the Director-General of the Department of Planning for a site compatibility certificate under Division 5, Part 2 of State Environmental Planning Policy (Affordable Rental Housing) 2009 (the SEPP).

A site compatibility certificate is required under clause 50(2A) of the Environmental Planning and Assessment Regulation 2000 to accompany development applications for certain classes of development identified in the SEPP. In particular, consent for development under clause 36 of the SEPP may be granted only if the development is the subject of a certificate from the Director-General certifying that the development is compatible with surrounding land uses.

Before lodging this application, it is recommended that you consult with the Department of Planning concerning your development proposal, including whether a site compatibility certificate is required and what application fee will apply. The application fee must be provided at the time you lodge this application form.

To ensure that your application is accepted, you must:

- complete **all** relevant parts of this form, and
- submit **all** relevant information required by this form, and
- provide **3 copies** of this form and attached documentation, and
- provide form and documentation in **electronic format** (e.g. CD-ROM).

NB: The Department of Planning may request further information if your application is incomplete or inadequate.

All applications **must be lodged** with the Director-General, by courier or mail. Applications can be lodged with the relevant regional office of the NSW Department of Planning. Please refer to www.planning.nsw.gov.au for contact details.

PART A — APPLICANT AND SITE DETAILS

A1 APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Name of public authority / social housing provider / applicant undertaking development with the Land and Housing Corporation

Pacific Planning Pty Ltd

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

James

Family name

Matthews

Street address

Unit/street no.

Street name

Suburb or town

State

Postcode

Postal address
(or mark 'as
above')

PO Box or Bag

PO Box 8

Suburb or town

Caringbah

State

NSW

Postcode

1495

Daytime telephone

Fax

Email

jmatthews@pacificplanning.com.au

Mobile

0437521110

A2 SITE AND PROPOSED DEVELOPMENT DETAILS

Identify the land you propose to develop and for which you seek the Director-General's site compatibility certificate.

NAME OF PROPOSAL

Application for a site compatibility certificate under Division 5 of the ARHSEPP

STREET ADDRESS

Unit/street no.

1

Street or property name

Panorama Avenue

Suburb, town or locality

Woollooware

Postcode

2230

Local government area

Sutherland

NAME OF PROPERTY

REAL PROPERTY DESCRIPTION

Lot 11, DP 19678



Attach map and detailed description of land.

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 Department of Lands. 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.

LAND OWNER'S NAME AND CONTACT PHONE NO.

If the land owner is the same as the applicant on this site compatibility certificate form please write 'the applicant' here.

Grant Dean Durbin and Solveig Durbin

DEVELOPMENT PROPONENT'S NAME AND CONTACT PHONE NO.

Who will be lodging any subsequent development application to council? If the development proponent is the same as the applicant on this form for a site compatibility certificate please write 'the applicant' here.

Pacific Planning and Pacific Community Housing

DESCRIPTION OF PROPOSED DEVELOPMENT. Include proposed uses, access and height of buildings or structures.

The certificate will facilitate the demolition of all existing buildings on the site, the construction of a residential flat building comprising three-storeys of 16 apartments (of which 50% or 8 dwellings will be designated affordable), and ground floor bicycle parking and landscaping.



Attach copy of proposed site layout.

CURRENT ZONING OF LAND AT THE PROPERTY

R3 Medium Density Residential

CURRENT LAND USE AND APPROVALS AT THE PROPERTY e.g. land use type, approved developments on site.

The site is currently occupied by a single storey detached residential dwelling with ancillary garage and swimming pool. The site is within a developed residential urban environment. It is bound by the T4 Cronulla railway line and the Woollooware railway station to the north, Panorama Street to the south, Swan Street to the east and residential development to the west.

The site comprises 674.9sq.m and has a frontage of 18 metres to Swan Street and 31 metres to Panorama Avenue. The interface with the railway line is 32 metres and a common boundary to 3 Panorama Avenue of 24.6 metres.

ZONING OF LAND ADJACENT TO THE PROPERTY. List zones for ALL adjoining land.

R3 Medium Density Residential and SP2 Railway to the north

CURRENT LAND USE AND KNOWN APPROVALS ON THE ADJACENT LAND

The site itself only has one residential interface with 3 Panorama Street. The site benefits from being a corner site next to the train station entry. This also provides an opportunity for a form of ground floor commercial use to complement the transport infrastructure without creating a land use conflict with other nearby residential development.

The area is characterised by a mixture of single dwelling houses and residential flat buildings. Swan Street in particular contains a number of two storey residential flat buildings. On the south side of the Kingsway, development includes up to three to four storey development in a R4 High Density Residential environment.

It is anticipated that the residential character of this area will intensify in the future in accordance with the medium density zone, and the development controls, being 9 metres in height and 0.7:1 FRS, noting the existence of a number of residential flat buildings already in the vicinity.



Attach copy of zoning extract from the relevant LEP or other environmental planning instrument showing zoning at the site and all adjoining zones in relation to the site.

PART B — RESIDENTIAL FLAT BUILDINGS NEAR RAILWAY STATIONS AND NOMINATED TOWNS (CLAUSE 36 OF SEPP)

In this Part, identify the reasons why you need to apply for a Director-General's site compatibility certificate.

B1 IS THE PROPOSAL FOR DEVELOPMENT UNDER CLAUSE 36 OF THE SEPP?

- 1.1. Is the proposal for residential flat buildings by or on behalf of a public authority or social housing provider or by a person who is undertaking the development in a joint venture with the Land and Housing Corporation?

☒ Yes ☐ No. This section does not apply.

- 1.2. If yes, is the proposed development to be located in the Sydney Region within 800 metres of a public entrance to a railway station or light rail station, or in the case of a light rail station with no entrance – a platform of the light rail station,
OR
within 400 metres of land in Zone B3 Commercial Core or Zone B4 Mixed Use or in an equivalent zone, of any of the following towns: Albury, Ballina, Batemans Bay, Bathurst, Bega, Bowral, Cessnock, Charlestown, Coffs Harbour, Dapto, Dubbo, Glendale–Cardiff, Gosford, Goulburn, Grafton, Lismore, Maitland, Morisset, Newcastle, Nowra, Orange, Port Macquarie, Queanbeyan, Raymond Terrace, Shellharbour, Tamworth, Taree, Tuggerah–Wyong, Tweed Heads, Wagga Wagga, Warrawong, Wollongong.

☒ Yes Which station or town?

Woollooware train station

☐ No. This section does not apply.

- 1.3. If yes, is the proposed development to be located in a land use zone in which development for the purpose of a residential flat building is **not** permissible on the land under another environmental planning instrument?

☒ Yes.

What zone?

R3 Medium Density Residential

☐ No. This section does not apply.

1.4. Did you answer YES to all questions from 1.1 to 1.3 above?

☒ Yes. You require a site compatibility certificate under clause 36 of the SEPP. **Proceed to Part C.**

☐ No. **DO NOT** continue filling out this form. A site compatibility certificate will not be issued.

INTERNAL DEPARTMENT USE ONLY — SUMMARY OF PART B

2. APPLICATION OF SEPP TO THE SITE

2.1. Does the proposed development require a site compatibility certificate under the SEPP?

☐ Yes ☐ No

APPLICANT FOR SITE COMPATIBILITY CERTIFICATE

Public authority ☐ Yes ☐ No

Social housing provider ☐ Yes ☐ No

Applicant undertaking development with
the Land and Housing Corporation ☐ Yes ☐ No

Name of public authority / social housing provider / applicant undertaking development with the Land and Housing Corporation

Note: *Social housing provider* is defined under the SEPP (Affordable Rental Housing) 2009 as any of the following:

- Department of Human Services
- Land and Housing Corporation
- a registered community housing provider
- Aboriginal Housing Office
- a registered Aboriginal housing organisation within the meaning of the *Aboriginal Housing Act 1998*
- a local government authority that provides affordable housing
- a not-for-profit organisation that is a direct provider of rental housing to tenants.

PART C — SITE COMPATIBILITY OF THE PROPOSED DEVELOPMENT

In this Part, provide documentation to describe the development proposal, its context, strategic justification and compatibility with surrounding land uses.

C1 DEVELOPMENT PROPOSAL INFORMATION

1. CONTEXT



Attach information to support the site context such as photos, maps and written evidence.

- Description of the site and the surrounding environment (including all adjacent lands)
 - location, zoning of the site, existing and approved uses, built form, and past land uses
 - zoning, current land uses and built form of surrounding lands
 - areas or items of cultural heritage significance on site or within surrounding lands (including Aboriginal cultural heritage and other cultural heritage)
 - natural environment on site and of surrounding lands (including significant environmental values and natural resources)

- hazards and natural constraints on site and of surrounding lands (e.g. flood prone land, bush fire risks)
- Access to services and facilities
 - access to transport infrastructure and services, accessible pedestrian routes
 - provision of utilities including water, sewage, electricity and gas
 - access to social infrastructure including hospitals and other medical facilities, schools, community services, open space and cultural and recreational facilities
 - location and description of available shops and other business services

2. PROPOSAL



Attach information to adequately describe the development proposal (including photos, maps etc).

- Description of the proposal including numbers of units/dwellings
- Proposed site layout and relationship to the surrounding environment including any areas or items of cultural heritage significance, the natural environment, and hazards and natural constraints
- Building envelope (footprint and height) relative to any adjoining development/uses; indicative layout of proposed development in relation to adjoining development/uses; floor space ratio and setbacks; other relationships between the proposed development and the existing built environment

3. STRATEGIC JUSTIFICATION



Attach brief description of the strategic justification for the proposed development – limit to 10 pages

- Consistency with regional and local strategies
- Adequacy of services and infrastructure to meet demand
- Environmental benefits and appropriate management of constraints
- Public benefits from developing the site for the proposed purpose

4. PRE-LODGE MENT CONSULTATION WITH THE CONSENT AUTHORITY (COUNCIL) AND INFRASTRUCTURE/SERVICE PROVIDERS



Attach evidence of pre-lodgement consultation

- Evidence of consultation
- Description of and response to issues raised in consultation

Note: Pre-lodgement discussion with the council and with agencies such as the Roads and Traffic Authority, Rural Fire Service and providers of infrastructure and services such as health, community, transport, electricity, water, and sewerage infrastructure and services, will assist in preparation and assessment of your application.

C2 STATEMENT ADDRESSING SEPP SITE COMPATIBILITY CRITERIA



Applicants should provide a statement demonstrating whether the site is suitable for additional uses, and that those uses are compatible with surrounding land uses. In doing so, have regard to (at least) the following matters for consideration outlined under clause 37 of the SEPP:

1. EXISTING USES AND APPROVED USES OF LAND IN THE VICINITY OF THE PROPOSED DEVELOPMENT

As discussed, the site is within a developed residential urban environment. It is bound by the T4 Cronulla railway line and the Woollooware railway station to the north, Panorama Street to the south, Swan Street to the east and residential development to the west.

The area is characterised by a mixture of single dwelling houses and residential flat buildings. Swan Street in particular contains a number of two storey residential flat buildings. On the south side of the Kingsway, development includes up to three to four storey development in a R4 High Density Residential environment.

The site itself only has one residential interface with 3 Panorama Street. The site benefits from being a corner site next to the train station entry. This also provides an opportunity for a form of ground floor commercial use to complement the transport

infrastructure without creating a land use conflict with other nearby residential development.

2. THE IMPACT THAT THE PROPOSED DEVELOPMENT (INCLUDING ITS BULK AND SCALE) IS LIKELY TO HAVE ON THE EXISTING USES, APPROVED USES AND USES THAT ARE LIKELY TO BE THE PREFERRED FUTURE USES OF THE SURROUNDING LAND.

Future development proposes the demolition of the existing structure, and the construction of a three storey residential flat building comprising 16 dwellings. The proposed development outcome for the site follows the key design principles established for the future development of the site having regard to the context and strategic location of the site, the need for affordable housing in the Sutherland Shire, and the compatibility of future development with the existing and preferred future development surrounding the site. The key design principles include:

- A building height that is compatible with surrounding existing heights and preferred future heights under the Sutherland LEP maximum height of building control;
- Respond to the opportunities associated with two street frontages, with an activated frontage as development interfaces with the Woollooware train station; and
- Consider built form and orientation in the context of the site location, including northern exposure and proximity to railway line.

3. THE SERVICES AND INFRASTRUCTURE THAT ARE OR WILL BE AVAILABLE TO MEET THE DEMANDS ARISING FROM THE DEVELOPMENT (E.G. COMMUNITY, HEALTH, EDUCATION, TRANSPORT AND RETAIL SERVICES)

As discussed, the site is within 8 metres (adjoins) of the entrance to the Woollooware train station and forms the basis for the application under the ARH SEPP which promotes affordable housing opportunities in locations within an easy walking distance of public transport. The T4 Cronulla railway line connects the site to Cronulla in approximately 1 minute, Sutherland in approximately 12 minutes, and the Sydney CBD in approximately 45-50 minutes.

The site is also within close proximity to The Kingsway which is a major bus thoroughfare connecting the site to the broader Sutherland Shire area and Greater Sydney.

Further, a small cluster of convenience shops are located a 200 metres to the north of the train station.

In terms of open space and recreation, the community open space Hagger Park is on

the north side of the train station and Woollooware oval is on the south side of the Kingsway approximately 150 metres away.

In relation to medical and health facilities, the Woollooware general practice is a short walk on the north side of the railway station and the Cronulla medical practice just a short way west along the Kingsway.

Further, a number of local schools are close by, also within walking distance. The Woollooware public school and the Woollooware High School are both located to the north of the railway line.

The site has historically been utilised for urban purposes and is in an urban area that includes residential land uses. This site is therefore well serviced by utilities infrastructure required to support residential land uses. Notwithstanding, a Utilities Infrastructure and Services Report will be prepared in support of development applications for the site to support the provision of gas, water, sewer and electricity.

4. THE LIKELIHOOD OF THERE BEING ANY ADVERSE EFFECT ON THE ENVIRONMENT OR UNACCEPTABLE ENVIRONMENTAL RISKS TO THE LAND. CONSIDER THE NATURE OF THE SURROUNDING ENVIRONMENT, INCLUDING KNOWN SIGNIFICANT ENVIRONMENTAL VALUES, RESOURCES OR HAZARDS

The site is currently occupied by a single storey detached residential dwelling with ancillary garage and swimming pool. The site is substantially cleared of significant vegetation with a landscaped setback associated with the front garden. Some existing remnant vegetation is located on Sydney Trains land to the north, unaffected by the proposed development.

The site is relatively flat, with a slight slope along Panorama Avenue to the east.

The site is in an urban context and there are no known hazards or other natural constraints to the site.

C3 ADDITIONAL COMMENTS



Attached Report provides further detail on the application, and addresses in detail the requirements of the ARH SEPP and the compatibility of the proposed development with the surrounding built environment.

Note: The online lodgement form required confirmation that the landowner has viewed this application. This has not occurred. As per the authority to lodge, the landowner has provided consent to lodge this application.

PART D — CHECKLIST, PAYMENT AND SIGNATURES

D1 APPLICATION CHECKLIST

Please check that you have provided all the information required for your application.

- I have completed all sections of this application form. ☒ Yes ☐ No
-  I have attached all relevant supporting information (please check box as relevant). ☒ Yes ☐ No
- Map and detailed description of land ☒
 - Copy of proposed site layout ☒
 - Copy of zoning extract or other evidence ☒
 - Proposal information - context, proposal, strategic justification, and pre-lodgement consultation ☒
 - Additional information for statements against site compatibility criteria ☒
- I have addressed the following SEPP site compatibility matters in **section C2** of the form. ☒ Yes ☐ No
1. Existing uses and approved uses ☒
 2. Impact of development including bulk and scale ☒
 3. Availability of services and infrastructure ☒
 4. Effect on environment or environmental risks ☒
-  I have provided three **(3)** hard copies of this form and all relevant supporting information ☒ Yes ☐ No
- I have provided the application form and supporting information in electronic format ☒ Yes ☐ No
- I have enclosed the application fee (see below for details) ☒ Yes ☐ No

D2 APPLICATION FEE

You are required to pay a fee for the assessment of an application for a Director General's site compatibility certificate. The prescribed fee under clause 262A of the Environmental Planning and Assessment Regulation 2000 is calculated at \$250 for lodgement, plus an additional \$40 for each dwelling in the development in respect of which the certificate is to be issued. The maximum fee payable is \$5,000. Please contact the Department of Planning prior to application lodgement to verify the amount payable.

Number of dwellings in the development to which a site compatibility certificate is required

16

Estimated fee payable (\$250 plus an additional \$40 for each dwelling in the development)

\$890.00

D3 CERTIFICATE APPLICANT'S AUTHORISATION

By signing below, I/we hereby:

- apply, subject to satisfying the relevant requirements under State Environmental Planning Policy (Affordable Rental Housing) 2009 for a Director-General's site compatibility application pursuant to clause 50(2A) of the Environmental Planning and Assessment Regulation 2000
- provide a description of the proposed development and address all matters required by the Director-General pursuant to clause 37(6)(b) of State Environmental Planning Policy (Affordable Rental Housing) 2009
- declare that all information contained within this application is accurate at the time of signing.

Signature(s)

Name(s)

James Matthews

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

Applicant

Date

8 June 2020

D4 LANDOWNER'S CONSENT

NSW DEPARTMENT OF PLANNING – DIRECTOR-GENERAL'S SITE COMPATIBILITY CERTIFICATE – APPLICATION
STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

As the owner(s) of the subject land for which the proposed development will be permitted and in signing below, I/we hereby agree to the lodgement of an application for a Director-General's site compatibility certificate.

Signature(s)

See attached

Name(s)

Date