

Applicant contact details

Title	Mr
First given name	James
Other given name/s	
Family name	Matthews
Contact number	0437521110
Email	jmatthews@pacificplanning.com.au
Address	PO Box 8, Caringbah, NSW 1495
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Pacific Planning Pty Ltd
ABN / ACN	88 610 562 760
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	
First given name	Grant
Other given name/s	Dean
Family name	Durbin
Contact number	
Email	jmatthews@pacificplanning.com.au
Address	PO Box 8, Caringbah, NSW, 1495
Owner #	2
Title	
First given name	Solveig
Other given name/s	
Family name	Durbin
Contact number	
Email	jmatthews@pacificplanning.com.au
Address	PO Box 8, Caringbah, NSW, 1495

Site details

Local government area	SUTHERLAND SHIRE
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Street address	1 PANORAMA AVENUE WOOLLOOWARE 2230																							
Lot / Section Number / Plan	11 / - / DP19678																							
Primary address	Yes																							
Planning controls affecting property	<table border="0"> <tr> <td>Land Application LEP</td><td>Sutherland Shire Local Environmental Plan 2015</td></tr> <tr> <td>Land Zoning</td><td>R3: Medium Density Residential</td></tr> <tr> <td>Height of Building</td><td>9 m</td></tr> <tr> <td>Floor Space Ratio (n:1)</td><td>0.7:1</td></tr> <tr> <td>Minimum Lot Size</td><td>550 m²</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> <tr> <td>Local Provisions</td><td>Minimum Landscape Area</td></tr> <tr> <td>Sydney Trains Corridor Protection Zone</td><td>Clause 86/Concurrence</td></tr> <tr> <td>1.5 m Buffer around Classified Roads</td><td>Classified Road Adjacent</td></tr> </table>		Land Application LEP	Sutherland Shire Local Environmental Plan 2015	Land Zoning	R3: Medium Density Residential	Height of Building	9 m	Floor Space Ratio (n:1)	0.7:1	Minimum Lot Size	550 m ²	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA	Local Provisions	Minimum Landscape Area	Sydney Trains Corridor Protection Zone	Clause 86/Concurrence	1.5 m Buffer around Classified Roads	Classified Road Adjacent
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Relevance to SEPP

Select the SEPP under which you are requesting a Site Compatibility Application (SCC).	State Environmental Planning Policy (Affordable Rental Housing) 2009
Select any relevant forms of development proposed:	Residential flat building
Enter the proposed access details for the building or structure	Access will be from Panorama Avenue. Access to the cafe will be from Swan Street.
Provide a description of the proposed development	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.
Enter the current land use at the subject 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
Enter the current approvals at 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 residen
Enter the zoning of the adjacent land	R3 Medium Density Residential
Enter the proposed use of the building or structures	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.
Enter the proposed height of building or structures	9 metres
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
Existing uses and approved uses of land in the vicinity of the proposed development	See attached
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
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?	Address:1 PANORAMA AVENUE WOOLLOOWARE 2230 Zone: R3
The impact that the proposed (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.	See attached
The services and infrastructure that are or will be available to meet the demands arising from the development (eg: community, health, education, transport and retail services).	See attached
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,	See attached

including known significant environmental values, resources or hazards.	
Number of beds and / or dwellings proposed in this development (Note: this will inform the fee calculation)	16
Fee payable	937

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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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 (Affordable Rental Housing) 2009 for a Secretary's 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 development and address all matters required by the Secretary pursuant to clause 37(6)(b) of State Environmental Planning Policy (Affordable Rental Housing) 2009.	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?	No
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.	16
Fee payable	937