

**Applicant contact details**

Title	
First given name	Matt
Other given name/s	
Family name	Brown
Contact number	0437195264
Email	admin@perceptionplanning.com.au
Address	PO Box 107 Clarence Town NSW
Application on behalf of a company, business or body corporate	No

**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	Anthony
Other given name/s	Amiel
Family name	Summers
Contact number	
Email	tony@advancedplanning.com.au
Address	47 DARRELL ROAD CALALA 2340
Owner #	2
Title	Mrs
First given name	Linda
Other given name/s	Joyce
Family name	Summers
Contact number	
Email	lindyloo_123@hotmail.com
Address	47 DARRELL ROAD CALALA 2340

**Site details**

Local government area	TAMWORTH REGIONAL
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Street address	47 DARRELL ROAD CALALA 2340																				
Lot / Section Number / Plan	1 / - / DP220319 5 / - / DP509906																				
Primary address	Yes																				
Planning controls affecting property	<table border="0"> <tr> <td>Land Application LEP</td><td>Tamworth Regional Local Environmental Plan 2010</td></tr> <tr> <td>Land Zoning</td><td>RU4: Primary Production Small Lots</td></tr> <tr> <td>Height of Building</td><td>NA</td></tr> <tr> <td>Floor Space Ratio (n:1)</td><td>NA</td></tr> <tr> <td>Minimum Lot Size</td><td>40 ha</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>Obstacle Limitation Surface</td><td>0-45</td></tr> <tr> <td>Land near Electrical Infrastructure</td><td>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.</td></tr> </table>	Land Application LEP	Tamworth Regional Local Environmental Plan 2010	Land Zoning	RU4: Primary Production Small Lots	Height of Building	NA	Floor Space Ratio (n:1)	NA	Minimum Lot Size	40 ha	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA	Obstacle Limitation Surface	0-45	Land near Electrical Infrastructure	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.
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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 proposed:	Senior Housing
Enter the proposed access details for the building or structure	Extension of Darrell Road.
Provide a description of the proposed development	Seniors housing - single storey self care housing.
Enter the current land use at the subject site	Dwelling house and ancillary structures
Enter the current approvals at the adjacent land	Historic dwelling house and ancillary structures
Enter the zoning of the adjacent land	RU4 - Primary Production Small Lots
Enter the proposed use of the building or structures	20 self contained units, 30 x two bedroom dwellings with 1 car space, 19 x 3 bedroom dwellings with 1-2 car spaces, cafe, community centre, shared pool and tennis court, mixed use premises designed for use as a neighbourhood shop and health services facilities.
Enter the proposed height of building or structures	3m
Name of the proposal	Seniors housing - (69 single storey self care housing) and ancillary uses including, cafe, neighbourhood shop and health services facilities.
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?	No
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Fee payable	3,250

#### 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
Development Concept Plans	Attachment 1 - Preliminary Plans - 47 Darrell Road Calala
Owner's consent	Signed Application Form - 47 Darrell Road Calala
SCC Assessment Report	20 08 03 - Revised Site Compatibility Certificate - 47 Darrell R
Shadow diagrams	Attachment 1 - Preliminary Plans - 47 Darrell Road Calala
Site plan	Attachment 1 - Preliminary Plans - 47 Darrell Road Calala
Stormwater drainage plan	Attachment 2 - Stormwater Strategy Report - 47 Darrell Road Cala
Survey plan	Attachment 3 - Deposited Plan - 47 Darrell Road Calala
Traffic assessment report	Attachment 7 - Tamworth Buslines
Other	Attachment 6 - PP letter to TRC dated 8 February 2020 Attachment 4 - Servicing Strategy (RPS) - 47 Darrell Road Calala Attachment 5 - Council Letter to DPIE dated 28 May 2019 - 47 Dar

## 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