

Applicant contact details

Title	Mrs
First given name	Joanna
Other given name/s	
Family name	Yang
Contact number	0435161155
Email	joannayang98@outlook.com
Address	34 FULLERS ROAD CHATSWOOD 2067
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 multiple owners of the development site and I am one of them
Owner #	1
Title	Mrs
First given name	Shihua
Other given name/s	
Family name	Yang
Contact number	0435161155
Email	joannayang98@outlook.com
Address	34 FULLERS ROAD CHATSWOOD 2067
Owner #	2
Title	Mr
First given name	Xinjian
Other given name/s	
Family name	Zhang
Contact number	0433510768
Email	joannayang98@outlook.com
Address	34 FULLERS ROAD CHATSWOOD 2067

Site details

Local government area	WILLOUGHBY
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Street address	34 FULLERS ROAD CHATSWOOD 2067
Lot / Section Number / Plan	1 / - / DP60481
Primary address	Yes
Planning controls affecting property	<div> <div>Land Application LEP</div> <div>Willoughby Local Environmental Plan 2012</div> </div> <div> <div>Land Zoning</div> <div>R2: Low Density Residential</div> </div> <div> <div>Height of Building</div> <div>8.5 m</div> </div> <div> <div>Floor Space Ratio (n:1)</div> <div>0.4:1</div> </div> <div> <div>Minimum Lot Size</div> <div>650 m²</div> </div> <div> <div>Heritage</div> <div>NA</div> </div> <div> <div>Land Reservation Acquisition</div> <div>NA</div> </div> <div> <div>Foreshore Building Line</div> <div>NA</div> </div> <div> <div>Acid Sulfate Soils</div> <div>Class 5</div> </div> <div> <div>1.5 m Buffer around Classified Roads</div> <div>Classified Road Adjacent</div> </div>

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	This subject site is on Fullers road and all residents can access to Fullers road directly, without effect neighbours
Provide a description of the proposed development	This proposal seeks Demolition of existing structures on 34 Fullers road, Chatswood 2067 and construction of 4 double story Residential Flat Buildings, that contain 30 one bedroom dwellings (50sqm) and 50% of these buildings will be used as Affordable Rental House.
Enter the current land use at the subject site	Currently land has one single storey house and one garage for residential use.
Enter the current approvals at the adjacent land	The front of this subject site is Fullers Road. The western adjacent land is a driveway (about 9 meters wide), next to this driveway is 40-44 Fullers Road, that is a 2 storey Residential Flat Building 11 dwellings for residential use. The eastern adjacent land is 32 Fullers Road, that have an existing residential house in front and a newly built no compliance 160sqm double story Granny Flat in back, and also 3 garages. The rear adjacent land is 36 Fullers Road, that has one residential house and a carport.
Enter the zoning of the adjacent land	All surrounding adjacent lands are in zone R2
Enter the proposed use of the building or structures	Proposed to construct 4 residential flat buildings that 50% will be used as Affordable Rental Houses.
Enter the proposed height of building or structures	Proposed building in 2 storey height under 8.5m
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?	No
Existing uses and approved uses of land in the vicinity of the proposed development	This proposal construction is still used for residential, which is compatible with surrounding land uses.
What zone?	Address:34 FULLERS ROAD CHATSWOOD 2067 Zone: R2
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.	This proposed buildings will be designed keep consistant with existing street view. The future residents are enter and out directly from Fullers Road, which would not impact to neighbours. About 15 extra cars access to Fullers road daily that would not impact Fullers road.
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).	The location of this subject site is convenient to all public facility and services; 750m walking distance to Chatswood railway station and Chatswood Interchange, and Chatswood Shopping Centres. And it is within 150m meters to bus stops.
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.	In 2015, this site was lodged application to develop a Childcare centre taking 120 children and having 35 car parking spaces. Road Authority RMS had approved our proposal, so road impact would not be a problem. But our neighbours are still not satisfied. In this time, our design will try best to not make neighbours unhappy. Storm water is on western neighbours site, we need buy it from them.
Number of beds and / or dwellings proposed in this development (Note: this will inform the fee calculation)	30
Fee payable	1,525

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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The applicant has included the following documents to support their application.

Document type	Document file name
Other	Confirmation letter LinkHousing

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 my application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this application, and may be provided to other State agencies.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
The information and materials provided may be used for notification and advertising purposes, and may be made available to the public for inspection.	Yes
I 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).	Yes
I 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.	30
Fee payable	1,525