

Applicant contact details

Title	Mr
First given name	Bill
Other given name/s	
Family name	McGarry
Contact number	0407750712
Email	bill.mcgarry@htbuilding.com.au
Address	72 GLENDOWER STREET GILEAD 2560
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	HT Building Pty Ltd
ABN / ACN	39 618 789 834
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	William Kennedy Holdings Pty Ltd
ABN / ACN	

Site details

Local government area	CAMPBELLTOWN																
Street address	Glendower Street, Gilead																
Lot / Section Number / Plan																	
Primary address	Yes																
Planning controls affecting property	<table border="0"> <tr> <td>Land Application LEP</td> <td>NA</td> </tr> <tr> <td>Land Zoning</td> <td>NA</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>NA</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> </table>	Land Application LEP	NA	Land Zoning	NA	Height of Building	NA	Floor Space Ratio (n:1)	NA	Minimum Lot Size	NA	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA
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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 Serviced self-care housing
Enter the proposed access details for the building or structure	Vehicular access is via Glendower Street
Provide a description of the proposed development	148 serviced self-contained dwellings, an ancillary allied health building, associated parking, site infrastructure, landscape works and tree removal
Enter the current land use at the subject site	Vacant
Enter the current approvals at the adjacent land	DA/2005/2828 - Mount Gilead Estate - Construction of 840 serviced self-care dwellings and 270 hostel units.
Enter the zoning of the adjacent land	R2, RE1, RU2, E2
Enter the proposed use of the building or structures	serviced self-care housing and ancillary allied health building

Enter the proposed height of building or structures	9m - 20m
Name of the proposal	Mt Gilead Estate Retirement Village
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
	148
Fee payable	5,580

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
Access report	Accessibility Statement
Bushfire report	Bushfire Report
Development Concept Plans	Concept Masterplan
Geotechnical report	Geotechnical Assessment Report
Heritage impact statement	Heritage Impact Statement
Landscape plan	Landscape Concept Plan
Owner’s consent	Owners Consent
SCC Assessment Report	Site Compatibility Certificate_72 Glendower Street, Gilead
Shadow diagrams	Shadow Diagrams Concept Masterplan
Site plan	Site Plan
Species impact statement	Biodiversity Constraints Assessment Koala Habitat Report
Survey plan	Survey Plan
Traffic assessment report	Traffic Impact Assessment
Other	Mt Gilead Estate Brochure Services Statement Geomorphology Report Letter of Advice on Seniors SEPP and SCC for Expansion of Mount Gilead Retirement Village Submission on Draft Cumberland Plan Conservation Plan Operations letter from Mount Gilead Estate

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 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
I agree to pay any required NSW Planning Portal Service Fee/s specified under Clause 263B of the Environmental Planning and Assessment Regulation 2000 to the Department of Planning, Industry and Environment.	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.	148
Fee payable	5,580