

Applicant contact details

Title	
First given name	Katie
Other given name/s	
Family name	Formston
Contact number	0438541641
Email	hccapitalworks@hammond.com.au
Address	Level 3, Building B, 207 Pacific Hwy, St Leonards
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	HammondCare
ABN / ACN	
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	I am the sole owner of the development site
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Site details

Local government area	KU-RING-GAI																		
Street address	2 NERINGAH AVENUE SOUTH WAHROONGA 2076																		
Lot / Section Number / Plan	1 / - / DP960051																		
Primary address	No																		
Planning controls affecting property	<table> <tr> <td>Land Application LEP</td> <td>Ku-ring-gai Local Environmental Plan 2015</td> </tr> <tr> <td>Land Zoning</td> <td>R4: High Density Residential</td> </tr> <tr> <td>Height of Building</td> <td>17.5 m</td> </tr> <tr> <td>Floor Space Ratio (n:1)</td> <td>1.3:1</td> </tr> <tr> <td>Minimum Lot Size</td> <td>1200 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>Acid Sulfate Soils</td> <td>Class 5</td> </tr> </table>	Land Application LEP	Ku-ring-gai Local Environmental Plan 2015	Land Zoning	R4: High Density Residential	Height of Building	17.5 m	Floor Space Ratio (n:1)	1.3:1	Minimum Lot Size	1200 m²	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA	Acid Sulfate Soils	Class 5
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Minimum Lot Size	1200 m²																		
Heritage	NA																		
Land Reservation Acquisition	NA																		
Foreshore Building Line	NA																		
Acid Sulfate Soils	Class 5																		

Street address	4-10 NERINGAH AVENUE SOUTH WAHROONGA 2076	
Lot / Section Number / Plan	1 / - / DP1199937	
Primary address	Yes	
Planning controls affecting property	Land Application LEP	Ku-ring-gai Local Environmental Plan 2015
	Land Zoning	R4: High Density Residential
	Height of Building	9.5 m
	Floor Space Ratio (n:1)	1.3:1
	Minimum Lot Size	930 m ²
	Heritage	Dwelling house Significance: Local
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Acid Sulfate Soils	Class 5

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 Residential care facilities Self-contained dwelling
Enter the proposed access details for the building or structure	Pedestrian and vehicular access is provided from Neringah Avenue (as existing)
Provide a description of the proposed development	This SCC application relates to the redevelopment of an existing seniors housing / health services facility development at 4-12 Neringah Avenue South, Wahroonga pursuant to the Vertical Villages provisions of the Seniors SEPP (Clause 45)
Enter the current land use at the subject site	Seniors housing and health service facility
Enter the current approvals at the adjacent land	Seniors housing and health service facility
Enter the zoning of the adjacent land	R4, R2, SP2
Enter the proposed use of the building or structures	Seniors housing (residential care facility and self-contained dwellings) and palliative care (health service facility)
Enter the proposed height of building or structures	17.5m
Name of the proposal	4-12 Neringah Avenue South, Wahroonga
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
	69
Fee payable	3,385

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	Appendix A - Architectural Plans
Heritage impact statement	Appendix D - Heritage Impact Statement
Landscape plan	Appendix B - Concept Landscape Design
Owner's consent	Landowners Consent
SCC Assessment Report	2210216 SCC Application 4-12 Neringah Avenue South
Shadow diagrams	Shadow Diagrams
Site plan	Site Plan

Survey plan	Survey Plan
Traffic assessment report	Appendix C - Traffic and Parking Report

Applicant declarations

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?	No
Number of dwellings in the development to which a site compatibility certificate is required.	69
Fee payable	3,385