



DIRECTOR-GENERAL'S  
SITE COMPATIBILITY CERTIFICATE  
APPLICATION

Date received: \_\_\_\_/\_\_\_\_/\_\_\_\_

Site compatibility application no. \_\_\_\_\_

**Instructions to users**

This application form is to be completed if you wish to apply to the Director-General of the Department of Planning for a site compatibility certificate. A site compatibility certificate is required under section 50(2) of the Environmental Planning and Assessment Regulation 2000 to accompany development applications for certain proposed developments under the SEPP (Housing for Seniors or People with a Disability) 2004 (the SEPP). The types of development applications to which the Regulation applies are listed in clause 24 of the SEPP.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your project, including whether a proportion of the fee is required on application.

To ensure that your application is accepted as being duly made, you must:

- complete **all** parts of this form and
- submit **all** relevant information required by this form.

The Department will request further information if your application is inadequate.

All applications **must be lodged** with the Director-General, by courier or mail.

NSW Department of Planning  
Head Office  
Ground floor, 23-33 Bridge Street  
Sydney NSW 2000  
GPO Box 39 Sydney NSW 2001  
t: 02 9228 6111 f: 02 9228 6555

Company/organisation/agency

<u>PRESBYTERIAN AGED CARE (NSW+ACT)</u>					
<input type="checkbox"/> Mr	<input type="checkbox"/> Ms	<input type="checkbox"/> Mrs	<input type="checkbox"/> Dr	<input type="checkbox"/> Other	<u>C/- URBIS</u>
First name					Family name
					<u>(ATTENTION: JACQUELINE CONNOR)</u>
Unit/street no.		Street name			
<u>LEVEL 21</u>		<u>321 KENT STREET</u>			
Suburb or town		State	Postcode		
<u>SYDNEY</u>		<u>NSW</u>	<u>2000</u>		
PO Box or Bag		Suburb or town			
State		Postcode		Daytime telephone	Fax
				<u>82339900</u>	<u>82339966</u>
Email		Mobile			
<u>jconnor@urbis.com.au</u>		<u>0402 259343</u>			

NAME OF PROPOSAL

SENIOR HOUSING - SELF-CONTAINED DWELLINGS

Identify the land you propose to develop and for which you seek the Director-General's site compatibility certificate.

STREET ADDRESS

Unit/street no.	Street or property name	
<u>23-33</u>	<u>CHARLOTTE STREET</u>	
Suburb, town or locality	Postcode	Local government area
<u>ASHFIELD</u>	<u>2131</u>	<u>ASHFIELD</u>

NAME OF PROPERTY

REAL PROPERTY DESCRIPTION

LOT 1 DP 130243; LOT 3 DP 3914; LOT 1 DP 217304.

☐ and/or map and detailed description of land attached. ☒ REFER ATTACHED REPORT

The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers.

If the proposal applies to more than one piece of land, please use a comma to distinguish between each real property description.

DESCRIPTION OF PROJECT (as it is to appear on the Director-General's certificate)

A SENIORS HOUSING DEVELOPMENT COMPRISING A 3-STORY BUILDING (CONTAINING SELF-CONTAINED DWELLINGS) FRONTING ELIZABETH STREET AND A 4-STORY BUILDING (CONTAINING SELF-CONTAINED DWELLINGS) FRONTING CHARLOT STREET.

1. THE PROPOSAL IS FOR:

- ☐ Land zoned primarily for urban purposes

or

Land adjoining land zoned primarily for urban purposes

☐ Attach copy of zoning extract or other evidence of zoning.

- ☐ Are dwelling houses, hospitals, residential flat buildings, or special uses permitted?

☐ Attach copy of development control table.

and

- ☐ Is the land being used for the purposes of an existing registered club?

or

Is the land excluded from the SEPP under:

- clause 4(6) land to which this policy doesn't apply (identify under which subsection of clause 4(6) the land is excluded)
- clause 4(9) (land in the Sutherland Shire)
- Schedule 2 (councils partially exempted from the SEPP).

☒ Yes ☐ No

SPECIAL USES - HOME FOR THE AGED.

☐ Yes ☐ No

☒ Yes ☐ No

REFER ATTACHED REPORT

☐ Yes ☒ No

☐ Yes ☒ No Clause 4(6) ( )

☐ Yes ☒ No

☐ Yes ☒ No

2. TYPE OF SENIORS HOUSING

Does the proposed development include one or more of the following and how many beds or dwellings are proposed:

- ☐ a residential care facility ☐ Yes ☐ No
- ☐ a hostel ☐ Yes ☐ No
- ☒ infill self-care housing (urban only and not dual occupancy) ☒ Yes ☐ No
- ☐ serviced self-care housing ☐ Yes ☐ No
- ☐ or a combination of these ☐ Yes ☐ No

No of beds/dwellings

Please indicate numbers in the appropriate space below.

Beds

Dwellings

35 Dwellings

Dwellings

Beds

(REFER ATTACHED REPORT)

SUBJECT TO DETAIL DESIGN

3. A SITE COMPATIBILITY CERTIFICATE IS REQUIRED BECAUSE (CLAUSE 24):

- the land adjoins land zoned primarily for urban purposes ☐ Yes ☒ No
- the land is within a zone that is identified as 'special uses' (other than land on which hospitals are permitted) ☒ Yes ☒ No
- the land is used for the purposes of an existing registered club ☐ Yes ☒ No
- the proposed development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45. ☐ Yes ☒ No

(IT DOES, HOWEVER THIS IS NOT THE REASON WHY A SCC IS SOUGHT)..

Applicants should provide documentation to describe the proposal, its context and strategic justification.

1. CONTEXT

- ☒ The context for development can be presented through photos, maps at an appropriate scale and written evidence. *REFER ATTACHED REPORT*
- Location, zoning of the site and representation of surrounding uses.
  - Description of surrounding environment:
    - built form
    - natural environment (including known significant environmental values and resources or hazards).
  - Access to services and facilities and access (clause 26):
    - accessibility and interrelationships with the surrounding area—transport infrastructure and services, accessible pedestrian routes
    - location and description of available shops, banks and other retail and commercial services, community services and recreational facilities, medical facilities.
  - Open space and special use provisions (if relevant).

2. PROPOSAL

- ☒ The proposal can be presented through photos, maps. *REFER ATTACHED REPORT*
- Description of the proposal including the type(s) of seniors housing proposed including numbers of beds/units, community facilities and any ancillary development
  - Site description—natural elements of the site (including known hazards and constraints)
  - Building envelope—footprint and height relative to adjoining development/uses and indicative layout of proposed uses in relation to adjoining development/uses.

3. STRATEGIC JUSTIFICATION

- ☒ Brief description of the proposed development—10 pages limit. *REFER ATTACHED REPORT*
- Consistency with regional and local strategies.
  - Public interest reasons for applying for seniors housing in this locality.
  - Adequacy of services and infrastructure to meet demand.

Applicants should provide a statement demonstrating whether the site is suitable for more intensive development and is development for the purposes of seniors housing of the kind proposed in the application compatible with the surrounding environment, having regard to (at least) the following criteria:

Criteria 1. The natural environment (including known significant environmental values, resources, or hazards), and the existing uses and approved uses of land in the vicinity of the proposed development.

REFER ATTACHED REPORT

Criteria 2. The impact that the proposed development is likely to have on the uses that are likely to be the future uses of the land.

REFER ATTACHED REPORT

Criteria 3. The services and infrastructure that are or will be available to meet the demands arising from the development (particularly, retail, community, medical, and transport services having regard to the location and access requirements set out in clause 26 of the SEPP) and any proposed financial arrangements for infrastructure provision

REFER ATTACHED REPORT

Criteria 4. In the case of applications in relation to land that is zoned open space or special uses—the impact that the proposed development is likely to have on the provision of land for open space or special uses in the vicinity of the development.

REFER ATTACHED REPORT

Criteria 5. Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development.

REFER ATTACHED REPORT.

REFER ATTACHED REPORT