



NSW GOVERNMENT
Department of Planning

SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

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

APP Corporation on behalf of Catholic Archdiocese of Sydney

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Peter

Family name

Lee

Street address

Unit/street no.

53

Street name

Berry Street

Suburb or town

North Sydney

State

NSW

Postcode

2060

Postal address
(or mark 'as
above')

PO Box or Bag

2059

Suburb or town

North Sydney

State

NSW

Postcode

2059

Daytime telephone

02 9957 6211

Fax

02 9954 1951

Email

peter.lee@app.com.au

Mobile

NAME OF PROPOSAL

Waverley Aged Care Facility for Calvary Loreto Retirement Community

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

STREET ADDRESS

Unit/street no.

367

Street or property name

Bronte Road

Suburb, town or locality

Waverley

Postcode

2024

Local government area

Waverley

NAME OF PROPERTY

Calvary Loreto Retirement Community

REAL PROPERTY DESCRIPTION

Lot A DP79074, Lot B 79074, Lot 1 DP152049, Lot 2 DP 15049, Lot 3 DP 15049

☐ and/or map and detailed description of land attached. ☐

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)

Demolition of existing nursing home buildings and development of new seniors housing complex comprising a 99 bed residential aged care facility and a block of 14 self contained dwellings.

1. THE PROPOSAL IS FOR:

- Land zoned primarily for urban purposes

☒ Yes ☐ No
Zoned Residential 2(b)

or

- Land adjoining land zoned primarily for urban purposes

☐ Yes ☐ No

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

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

☒ Yes ☐ No

☐ Attach copy of development control table.

and

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

☐ Yes ☒ No

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 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.

99 Beds

Dwellings

14 Dwellings

Dwellings

99 Beds 14 Dwellings

Please check that you have provided all the information required for your application.

I have completed all sections of the *Director-General's Site Compatibility Certificate Application* Yes/No

☐ Supporting information attached (please check box as relevant):

- | | |
|--|-------------------------------------|
| Detailed description of land | <input checked="" type="checkbox"/> |
| Copy of zoning extract or other evidence | <input checked="" type="checkbox"/> |
| Copy of development control table | <input checked="" type="checkbox"/> |
| Proposal information—context, proposal and/or strategic justification | <input checked="" type="checkbox"/> |
| Additional information for statements against site compatibility criteria (optional) | <input type="checkbox"/> |

I have addressed at least all the following SEPP site compatibility criteria in section 5 of the form:

- | | |
|---|----------------|
| Criteria 1. Existing environment and approved uses | <u>Yes</u> /No |
| Criteria 2. Impact on future uses | <u>Yes</u> /No |
| Criteria 3. Availability of services and infrastructure | <u>Yes</u> /No |
| Criteria 4. Impact on open space and special uses provision | <u>Yes</u> /No |
| Criteria 5. Impact of the bulk and scale of the proposal | <u>Yes</u> /No |

You are required to pay a fee for the assessment of an application for the Director General's certificate for site compatibility. This fee is based on the estimated number of beds of the SEPP Seniors Housing Facility. The Department may require that you pay a proportion of the total fee with this application. You should consult with the Department before lodging this application to determine the proportion to be paid. The maximum fee payable is \$5,000.

Number of beds or dwellings

99 Residential Care Facility and 14 Self Contained Dwellings

Estimated project cost

\$ 25,000,000.00

By signing below, I/we hereby:

- apply, subject to satisfying clause 25 of the SEPP Seniors (Housing for Seniors or Persons with a Disability) 2004 for the Director-General's site compatibility application pursuant to clause 50(2) of the Environmental Planning and Assessment Regulation 2000
- provide a description of the proposed seniors housing development and address all matters required by the Director-General pursuant to clause 25 of the SEPP (Housing for Seniors or Persons with a Disability) 2004
- declare that all information contained within this application is accurate at the time of signing.

Signature(s)

P Lee

In what capacity are you signing if you are not the owner of the land

on behalf applicant.

Name(s)

PETER LEE

Date

As the owner(s) of the land for which the proposed seniors housing development is located and in signing below, I/we hereby agree to the lodgement of an application for a Director-General's site compatibility certificate.

Signature

Michael David Moore

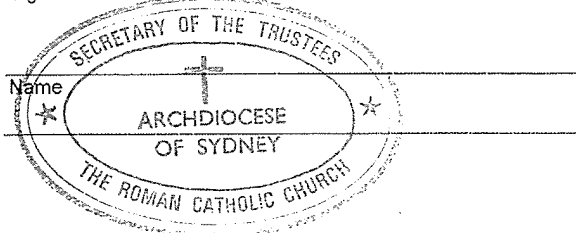
Name

MICHAEL DAVID MOORE

Date

5/12/09

Signature



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

~~19. The Director-General may, at his or her discretion, require the applicant to provide additional information to support the application.~~

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.
- 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.
- 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.
- 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.

1. STATEMENT OF PURPOSE

2. STATEMENT OF EFFECTS

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.

See Statement of Environmental Effects

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.

See Section 5 of Statement of Environmental Effects

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.

See Section 5 of Statement of Environmental Effects

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.

See Section 5 of Statement of Environmental Effects

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.

See Section 5 of Statement of Environmental Effects