



DIRECTOR-GENERAL'S
SITE COMPATIBILITY CERTIFICATE
APPLICATION

Date received: ____/____/____

Site compatibility application no. _____

LODGE

Instructions to users

This application form is to be completed by a **public authority** or other applicant who wishes to apply to the Director-General of the Department of Planning for a site compatibility certificate under Division 3, Part 2 of State Environmental Planning Policy (Infrastructure) 2007 (the SEPP).

A site compatibility certificate is required under clause 50(2A) of the Environmental Planning and Assessment Regulation 2000 to accompany development applications for certain classes of development identified in the SEPP. In particular, consent for development under clauses 18 and 57(2) of the SEPP may be granted only if the development is the subject of a certificate from the Director-General certifying that the development is compatible with surrounding land uses.

Before lodging this application, it is recommended that you consult with the Department of Planning concerning your development proposal, including whether a site compatibility certificate is required and what application fee will apply. The application fee must be provided at the time you lodge this application form.

To ensure that your application is accepted, you must:

- complete **all** relevant parts of this form, and
- submit **all** relevant information required by this form, and
- provide **3 copies** of this form and attached documentation, and
- provide form and documentation in **electronic format** (e.g. CD-ROM).

NB: The Department of Planning may request further information if your application is incomplete or inadequate.

Applications **must be lodged** with the Director-General by mail or courier.

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

PART A — APPLICANT AND SITE DETAILS

A1 APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Name of public authority / organisation / business / other

GHD PTY LTD

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

SHAUN

Family name

LAWER

Street address

Unit/street no.

LVL1/230

Street name

HARBOUR DRIVE

Suburb or town

COFFS HARBOUR

State

NSW

Postcode

2450

Postal address
(or mark 'as above')

PO Box or Bag

1340

Suburb or town

COFFS HARBOUR

State

NSW

Postcode

2450

Daytime telephone

0266505605

Fax

Email

shawn.lawer@ghd.com

Mobile

0402092310

A2 SITE AND PROPOSED DEVELOPMENT DETAILS

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

NAME OF PROPOSAL

ROLAND STREET SITE COMPATIBILITY CERTIFICATE

STREET ADDRESS

Unit/street no.

Street or property name

ROLAND STREET

Suburb, town or locality

GREYSTANES

Postcode

2145

Local government area

HOLROYD

NAME OF PROPERTY

REAL PROPERTY DESCRIPTION

LOT 1, DP 112 44346



Attach map and detailed description of land.

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.

LAND OWNER'S NAME AND CONTACT PHONE NO.

If the land owner is the same as the applicant on this site compatibility certificate form please write 'the applicant' here.

DEPARTMENT OF EDUCATION AND TRAINING

DEVELOPMENT PROPONENT'S NAME AND CONTACT PHONE NO.

Who will be lodging any subsequent development application to council? If the development proponent is the same as the applicant on this form for a site compatibility certificate please write 'the applicant' here.

N/A.

DESCRIPTION OF PROPOSED DEVELOPMENT. Include proposed uses, access and height of buildings or structures.

PROPOSED RESIDENTIAL USE OF LAND



Attach copy of proposed site layout.

PROHIBITED DEVELOPMENT

Is the proposed development on the site a **prohibited land use** under an environmental planning instrument, such as the relevant local environmental plan?

☒ Yes

☐ No

CURRENT ZONING OF LAND AT THE PROPERTY

5(a) SPECIAL USES (SCHOOL)

CURRENT LAND USE AND APPROVALS AT THE PROPERTY e.g. land use type, approved developments on site.

SCHOOL LAND - VACANT

ZONING OF LAND ADJACENT TO THE PROPERTY. List zones for ALL adjoining land.

2(a) RESIDENTIAL

CURRENT LAND USE AND KNOWN APPROVALS ON THE ADJACENT LAND

RESIDENTIAL LAND.



Attach copy of zoning extract from the relevant LEP or other environmental planning instrument showing zoning at the site and all adjoining zones in relation to the site.

PART B — WHAT PART OF THE SEPP APPLIES TO YOUR DEVELOPMENT

In this Part, identify the reasons why you need to apply for a Director-General's site compatibility certificate.

B1 ADDITIONAL USES OF STATE LAND (CLAUSE 18 OF SEPP)

1. IS THE PROPOSAL FOR DEVELOPMENT UNDER CLAUSE 18 OF THE SEPP?

1.1. Is your proposal for development of State land for a purpose that is permitted on adjacent land?

☒ Yes

☐ No (This section does not apply. **Go to section B2.**)

1.2. If yes, list which zone(s) on adjacent land is the *preferred* land use(s) zone to be applied to the proposed development on the subject site.

2(a) RESIDENTIAL

1.3. Is the proposed development on any of the following types of State land? (Check ALL relevant boxes.)

The land is subject to a standard local environmental plan (LEP) made as provided by section 33A (2) of the *Environmental Planning and Assessment Act 1979*. (Check with the local council.)

☐ Yes

☒ No

Name of LEP

The land is zoned for conservation purposes under an environmental planning instrument (EPI).

☐ Yes

☒ No

Name of EPI

The land is a State forest, flora reserve or timber reserve under the *Forestry Act 1916*.

☐ Yes

☒ No

The land is reserved under the *National Parks and Wildlife Act 1974*.

☐ Yes

☒ No

The land is reserved under the *Crown Lands Act 1989* for a public purpose that, in the opinion of the Director-General, is an environmental protection or nature conservation purpose.

☐ Yes

☒ No

Note: In the question above, land zoned for 'conservation purposes' means land in any of the following land use zones or in a land use zone that is equivalent to any of those zones: RE1 Public Recreation, E1 National Parks and Nature Reserves, E2 Environmental Conservation or W1 Natural Waterways.

1.4. Did you answer YES to any subsection in question 1.3 above?

☐ Yes. **DO NOT continue filling out this form.** A site compatibility certificate will not be issued under clause 18 of the SEPP for development on the site.

☐ No. You require a site compatibility certificate under clause 18 of the SEPP. **Proceed to Part C.**

B2 CO-LOCATION AT HEALTH SERVICES FACILITIES (CLAUSE 57(2) OF SEPP)

2. IS THE PROPOSAL FOR DEVELOPMENT UNDER CLAUSE 57(2) OF THE SEPP?

2.1. Is the proposal for development of State land in a 'special use' zone for a health services facility

☐ Yes ☒ No. This section does not apply. **Go to section B3.**

2.2. If yes, is the proposal for development by or on behalf of a public authority

☐ Yes ☐ No. This section does not apply. **Go to section B3.**

2.3. If yes, does the proposed development include any of the following types of development on the site?

Biotechnology research or development industries

☐ Yes ☐ No

Business premises or retail facilities to cater for patients, staff or visitors

☐ Yes ☐ No

Multi-dwelling housing

☐ Yes ☐ No

If any combination or variation on the above, provide basic description of proposed development

2.4. Did you answer YES to all questions from 2.1 to 2.3 above?

☐ Yes. You require a site compatibility certificate under Clause 57(2) of the SEPP. **Proceed to Part C.**

☐ No. **DO NOT continue filling out this form.** A site compatibility certificate will not be issued under clause 57(2) for development types other than those listed in Question 2.3.

INTERNAL DEPARTMENT USE ONLY — SUMMARY OF PART B

3. APPLICATION OF SEPP TO THE SITE

3.1. Does the proposed development require a site compatibility certificate under the SEPP?

☐ Yes ☐ No

IF YES, WHICH CLAUSE OF THE SEPP APPLIES?

Clause 18 – Additional uses of State land ☐ Yes ☐ No

Clause 57(2) – Co-location at health services facilities ☐ Yes ☐ No

APPLICANT FOR SITE COMPATIBILITY CERTIFICATE

Public authority ☐ Yes ☐ No

Other (land owner or person with land owner's consent) ☐ Yes ☐ No

Name of public authority/other

PART C — SITE COMPATIBILITY OF THE PROPOSED DEVELOPMENT

In this Part, provide documentation to describe the development proposal, its context, strategic justification and compatibility with surrounding land uses.

C1 DEVELOPMENT PROPOSAL INFORMATION

1. CONTEXT



Attach information to support the site context such as photos, maps and written evidence.

- Description of the site and the surrounding environment (including all adjacent lands)
 - location, zoning of the site, existing and approved uses, built form, and past land uses
 - zoning, current land uses and built form of surrounding lands
 - areas or items of cultural heritage significance on site or within surrounding lands (including Aboriginal cultural heritage and other cultural heritage)
 - natural environment on site and of surrounding lands (including significant environmental values and natural resources)
 - hazards and natural constraints on site and of surrounding lands (e.g. flood prone land, bush fire risks)
- Access to services and facilities
 - access to transport infrastructure and services, accessible pedestrian routes
 - provision of utilities including water, sewage, electricity and gas
 - access to social infrastructure including hospitals and other medical facilities, schools, community services, open space and cultural and recreational facilities (where relevant)
 - location and description of available shops and other business services (where relevant)

2. PROPOSAL



Attach information to adequately describe the development proposal (including photos, maps etc).

- Description of the proposal including the type(s) of development proposed on the site, including any mixed-use proposal (e.g. residential subdivision with open space)
- Proposed site layout and relationship to the surrounding environment including any areas or items of cultural heritage significance, the natural environment, and hazards and natural constraints.
- Building envelope (footprint and height) relative to any adjoining development/uses; indicative layout of proposed development in relation to adjoining development/uses; floor space ratio and setbacks; other relationships between the proposed development and the existing built environment.

3. STRATEGIC JUSTIFICATION




Attach brief description of the strategic justification for the proposed development – limit to 10 pages.

- Consistency with regional and local strategies
- Adequacy of services and infrastructure to meet demand
- Environmental benefits and appropriate management of constraints
- Public benefits from developing the site for the proposed purpose

4. ADDITIONAL COMMENTS

SEE ATTACHED DOCUMENTATION

C2 STATEMENT ADDRESSING SEPP SITE COMPATIBILITY CRITERIA

 Applicants should provide a statement demonstrating whether the site is suitable for additional uses, and that those uses are compatible with surrounding land uses. In doing so, have regard to (at least) the following matters for consideration outlined under clause 19 of the SEPP:

1. EXISTING USES AND APPROVED USES OF LAND IN THE VICINITY OF THE PROPOSED DEVELOPMENT

SEE ATTACHED DOCUMENTATION

2. THE IMPACT THAT THE PROPOSED DEVELOPMENT (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.

3. THE SERVICES AND INFRASTRUCTURE THAT ARE OR WILL BE AVAILABLE TO MEET THE DEMANDS ARISING FROM THE DEVELOPMENT (E.G. COMMUNITY, HEALTH, EDUCATION, TRANSPORT AND RETAIL SERVICES)

4. 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

PART D — CHECKLIST, PAYMENT AND SIGNATURES

D1 APPLICATION CHECKLIST

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

I have completed all sections of this application form.

☒ Yes ☐ No



I have attached all relevant supporting information (please check box as relevant).

☐ Yes ☐ No

- ☒ Map and detailed description of land
- ☒ Copy of proposed site layout
- ☒ Copy of zoning extract or other evidence
- ☒ Proposal information - context, proposal and strategic justification
- ☒ Additional information for statements against site compatibility criteria

I have addressed the following SEPP site compatibility matters in **section C2** of the form.

☐ Yes ☐ No

1. Existing uses and approved uses
2. Impact of development including bulk and scale
3. Availability of services and infrastructure
4. Effect on environment or environmental risks

☒
☒
☒
☒



I have provided three (3) hard copies of this form and all relevant supporting information

☒ Yes ☐ No

I have provided the application form and supporting information in electronic format

☒ Yes ☐ No

I have enclosed the application fee (see below for details)

☒ Yes ☐ No

D2 APPLICATION FEE

You are required to pay a fee for the assessment of an application for a Director General's site compatibility certificate. The prescribed fee under clause 262A of the Environmental Planning and Assessment Regulation 2000 is calculated at \$250 for lodgement, plus an additional \$250 for each hectare (or part of a hectare) of the area of the land in respect of which the certificate is to be issued. The maximum fee payable is \$5,000. Please contact the Department of Planning prior to application lodgement to verify the amount payable.

Area of land (measured in hectares) to which a site compatibility certificate is required

1.196 ha

Estimated fee payable (\$250 plus an additional \$250 for each hectare or part thereof)

\$549

D3 CERTIFICATE APPLICANT'S AUTHORISATION

By signing below, I/we hereby:

- apply, subject to satisfying the relevant requirements under State Environmental Planning Policy (Infrastructure) 2007 for a Director-General's site compatibility application pursuant to clause 50(2A) of the Environmental Planning and Assessment Regulation 2000
- provide a description of the proposed development and address all matters required by the Director-General pursuant to clause 19(6)(b) of State Environmental Planning Policy (Infrastructure) 2007
- declare that all information contained within this application is accurate at the time of signing.

Signature(s)

Name(s)

SHAUN LAWER

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

APPLICANT

Date

17 JUNE 2011

D4 LAND OWNER'S CONSENT

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

Signature(s)

SEE ATTACHED LETTER

Name(s)

Date



Education
& Communities

OUR REF: 10/3601:LF
YOUR REF:

Department of Planning & Infrastructure
GPO BOX 39
SYDNEY NSW 2001

Dear Sir/Madam

HOLROYD HIGH - DISPOSAL OF PART SITE

You are hereby authorised and requested to accept a Site Compatibility Certificate application in respect of the Department's land known as Lot 1DP 1124346 Parish of St John, County Cumberland in Roland St, Greystanes.

Yours sincerely



L Flatters
Sites Officer
17/6/11