



Planning

STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

DIRECTOR-GENERAL'S SITE COMPATIBILITY CERTIFICATE—APPLICATION FORM

Date received: ____/____/____

Site compatibility application no. _____

LODGE/MENT

Instructions to users

This application form is to be completed by a public authority, social housing provider, or applicant undertaking development with the Land and Housing Corporation who wishes to apply to the Director-General of the Department of Planning for a site compatibility certificate under Division 5, Part 2 of State Environmental Planning Policy (Affordable Rental Housing) 2009 (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 clause 36 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.

All applications must be lodged with the Director-General, by courier or mail. Applications can be lodged with the relevant regional office of the NSW Department of Planning. Please refer to www.planning.nsw.gov.au for contact details.

PART A—APPLICANT AND SITE DETAILS

A1. APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Name of public authority / social housing provider / applicant undertaking development with the Land and Housing Corporation

Community Housing Ltd

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Arjun

Family name

Chauhan

Street address

Unit/street no.

4/20

Street name

Charles Street

Suburb or town

Parramatta

State

NSW

Postcode

2150

Postal address
(or mark 'as
above')

PO Box or Bag

Suburb or town

as above

State

Postcode

Daytime telephone

(02) 98917632

Fax

Email

arjun.chauhan@chl.org.au

Mobile

0413 549 792

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

Two (2) Detached Residential Flat Buildings with basement car parking

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STREET ADDRESS

Unit/street no.

21A

Street or property name

Tucker Rd

Suburb, town or locality

Toongabbie

Postcode

2146

Local government area

Parramatta

NAME OF PROPERTY

REAL PROPERTY DESCRIPTION

Lot 2 DP 1129995



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.

Ray Touna 0411 180 551

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.

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

Construction of two(2) Residential Flat buildings
Access off Ransel St



Attach copy of proposed site layout.

CURRENT ZONING OF LAND AT THE PROPERTY

R2 Low Density Residential Parramatta LEP 2011

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

Tennis Courts not in use

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

R2 Low Density Residential
B1 Neighbourhood Centre

CURRENT LAND USE AND KNOWN APPROVALS ON THE ADJACENT LAND

Tennis Courts, Single Dwellings & Gym



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 – RESIDENTIAL FLAT BUILDINGS NEAR RAILWAY STATIONS AND
NOMINATED TOWNS (CLAUSE 36 OF SEPP)**

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

B1 IS THE PROPOSAL FOR DEVELOPMENT UNDER CLAUSE 36 OF THE SEPP?

- 1.1. Is the proposal for residential flat buildings by or on behalf of a public authority or social housing provider or by a person who is undertaking the development in a joint venture with the Land and Housing Corporation?

☒ Yes ☐ No. This section does not apply.

- 1.2. If yes, is the proposed development to be located in the Sydney Region within 800 metres of a public entrance to a railway station or light rail station, or in the case of a light rail station with no entrance – a platform of the light rail station,
OR
within 400 metres of land in Zone B3 Commercial Core or Zone B4 Mixed Use or in an equivalent zone, of any of the following towns: Albury, Ballina, Batemans Bay, Bathurst, Bega, Bowral, Cessnock, Charlestown, Coffs Harbour, Dapto, Dubbo, Glendale-Cardiff, Gosford, Goulburn, Grafton, Lismore, Maitland, Morisset, Newcastle, Nowra, Orange, Port Macquarie, Queanbeyan, Raymond Terrace, Shellharbour, Tamworth, Taree, Tuggerah-Wyong, Tweed Heads, Wagga Wagga, Warrawong, Wollongong.

☐ Yes Which station or town? _____

☐ No. This section does not apply.

- 1.3. If yes, is the proposed development to be located in a land use zone in which development for the purpose of a residential flat building is not permissible on the land under another environmental planning instrument?

☒ Yes. What zone? R2 Low Density Residential

☐ No. This section does not apply.

- 1.4. Did you answer YES to all questions from 1.1 to 1.3 above?

☒ Yes. You require a site compatibility certificate under clause 36 of the SEPP. Proceed to Part C.

☐ No. DO NOT continue filling out this form. A site compatibility certificate will not be issued.

INTERNAL DEPARTMENT USE ONLY – SUMMARY OF PART B

2 APPLICATION OF SEPP TO THE SITE

- 2.1 Does the proposed development require a site compatibility certificate under the SEPP?

☒ Yes ☐ No

APPLICANT FOR SITE COMPATIBILITY CERTIFICATE

Public authority ☒ Yes ☐ No

Social housing provider ☒ Yes ☐ No

Applicant undertaking development with the Land and Housing Corporation ☐ Yes ☒ No

Name of public authority / social housing provider / applicant undertaking development with the Land and Housing Corporation

Note: *Social housing provider* is defined under the SEPP (Affordable Rental Housing) 2009 as any of the following:

- Department of Human Services
- Land and Housing Corporation
- a registered community housing provider
- Aboriginal Housing Office
- a registered Aboriginal housing organisation within the meaning of the *Aboriginal Housing Act 1998*
- a local government authority that provides affordable housing
- a not-for-profit organisation that is a direct provider of rental housing to tenants

PART 0 – 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.


PART 1 – 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
 - location and description of available shops and other business services

2. PROPOSAL

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


- Description of the proposal including numbers of units/dwellings
- 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. PRE-LODGE MENT CONSULTATION WITH THE CONSENT AUTHORITY (COUNCIL) AND INFRASTRUCTURE/SERVICE PROVIDERS

 Attach evidence of pre-lodgement consultation

- Evidence of consultation
- Description of and response to issues raised in consultation

Note: Pre-lodgement discussion with the council and with agencies such as the Roads and Traffic Authority, Rural Fire Service and providers of infrastructure and services such as health, community, transport, electricity, water, and sewerage infrastructure and services, will assist in preparation and assessment of your application.

02 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 37 of the SEPP:

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

The subject site is located in a low density residential neighbourhood that adjoins a 15m high gymnasium to the north & a two(2) storey dwelling to the south.
While the built form within the visual catchment of the site is of 1 & 2 storey dwellings the proposal is acceptable. See attached.

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.

The proposed RFB's will have no unreasonable environmental impacts upon the surrounding built environment.
There are other RFB's within a short walk on Fitzwilliam Rd.
The majority of shadow cast by the proposal will be over the local roads.

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)

The proposal is reasonable because:

- ① The land is flat
- ② No environmental constraints are identified that would preclude the proposed development from occurring on site
- ③ The proposal is within walking distance of Toongabie Railway Station & bus T-Way on Old Windsor Rd
- ④ There are local primary & secondary schools within walking distance
- ⑤ There are a number of local shops within a short walk of the site
- ⑥ The land is not contaminated

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

The site is not contaminated
A small portion of the site is flood effected however
the building design will accommodate this and will
fully comply with Council's standards

C3 ADDITIONAL COMMENTS

See attached information


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, strategic justification, and pre-lodgement consultation
- 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 \$40 for each dwelling in the development 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.

Number of dwellings in the development to which a site compatibility certificate is required

Estimated fee payable (\$250 plus an additional \$40 for each dwelling in the development)

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B3 CERTIFICATE APPLICANT'S AUTHORISATION

By signing below, I/we hereby:

- apply, subject to satisfying the relevant requirements under State Environmental Planning Policy (Affordable Rental Housing) 2009 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 37(6)(b) of State Environmental Planning Policy (Affordable Rental Housing) 2009
- declare that all information contained within this application is accurate at the time of signing.

Signature(s)

Name(s)

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

Date



ARJUN G CHAUHAN

PROJECT MANAGER, COMMUNITY HOUSING LIMITED

7/08/18.


D4 LANDOWNER'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)

Name(s)

Date



Tooma Family Superfund P/L att Rouse Hill Unit Trust

8/08/18.

ACN 121 647 881

ABN 60 121 647 881