



SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004
SITE COMPATIBILITY CERTIFICATE
APPLICATION

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

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

Instructions to users

A site compatibility certificate is required under clause 50(2A) of the Environmental Planning and Assessment Regulation 2000 to accompany development applications for certain proposed developments under the SEPP. The types of development applications to which the Regulation applies are listed in clause 24 of the SEPP.

Please note, amendments to the SEPP in October 2018 require you to submit a cumulative impact study if your proposed development is located within a 1km radius of 2 or more other parcels of land which have either a current site compatibility certificate or a site compatibility certificate application that has been made but not yet determined.

In addition, the amendments made in October 2018 also affect the way the SEPP applies to a site that includes land over which a previous site compatibility certificate has been issued (see clause 25(5)(c) and 25(5A)). As a result, you will now be required to include details of all previous site compatibility certificates that were issued over any portion of the land to which this application relates.

Before lodging this application, it is recommended that you contact the relevant regional office of the Department of Planning and Environment concerning your development proposal to arrange a pre-lodgement meeting.

To ensure that your application is accepted, you must:

- complete all parts of this form, and
submit all relevant information required by this form, and
provide a copy of this form and attached documentation in hard copy,
provide form and documentation in electronic format (e.g. Memory stick),
provide a cumulative impact study, if required.
provide copies of any previously issued site compatibility certificates for the land, or any part of the land, to which the application relates.

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

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

Company/organisation/agency

Catholic Healthcare Limited c/- Mecone NSW Pty Ltd

Mr Ms Mrs Dr Other

First name

Kate

Family name

Bartlett

Street address

Unit/street no.

Level 12, 179

Street name

Elizabeth Street

Suburb or town

Sydney

State

NSW

Postcode

2000

Postal address (or mark 'as above')

PO Box or Bag

Suburb or town

State

Postcode

Daytime telephone

8667 8668

Email

kbartlett@mecone.com.au

Mobile

0402 893 249

Identify the land you propose to develop and for which you seek a site compatibility certificate.

NAME OF PROPOSAL

2B West Street

STREET ADDRESS

Street no.

Street or property name

2B

West Street

Suburb, town or locality

Postcode

Local government area

Lewisham

2049

Inner West

NAME OF PROPERTY

2B West Street

REAL PROPERTY DESCRIPTION (Lot and DP, section)

Lot 1 / DP 1116995

**Attach**—map and detailed description of land.

Note: 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 NSW Land Registry Services. 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 PROPOSED DEVELOPMENT. Refer to the proposed site layout by title or drawing number to enable reference in the certificate.

Construction of a new seniors living development with a total of 135 independent living units (ILUs) and 144 Residential Care Facilities (RACF) beds. The development proposes the retention of the Anne Walsh building and Novitiate building, and demolition of the existing Aged Care Hospital for the erection of three new buildings with basement car parking and new internal road access.

**Attach**—copy of proposed site layout.

Please explain how the SEPP applies to your proposal?

The site is zoned SP2 Infrastructure 'community facilities' under the Marrickville LEP 2011 which is identified under the LEP as "special uses". Therefore under Clause 24(1)(a)(ii) of the SEPP, a SCC would be required for the redevelopment of the site for the purposes of seniors housing.

In accordance with Clause 24(1)(a), the proposed site is on land

- (i) that adjoins land zoned primarily for urban purposes
- (ii) that is zoned as 'special uses' under another EPI
- (iii) that is used for the purposes of an existing registered club

Yes  No   
Yes  No   
Yes  No

Has an SCC previously been issued for any part of the land to which this application applies?

Yes  No

If yes, please provide details and a copy of the previous certificate/application.

A Site Compatibility Certificate was issued for the site in December 2016 (1/1116995) for 'works to develop the site for seniors housing comprising: 1) The demolition of existing aged care hostel 2) Alterations, additions and associated conservation works to the existing Anne Walsh building and Novitiate Building and construction of a podium with two buildings above, and separate third building, to create accommodation for ILUs, RACF and ancillary uses; and 3) Basement car parking, associated vehicular access and landscaping'

Has a cumulative impact study been submitted with this application?

Yes  No

Please provide an explanation to support/explain your response above.

The application is supported by sub consultant reports which verify that the site is suitable for the proposed development in respect to site contamination, urban design, heritage, landscaping, traffic, and acoustic requirements.

You are required to pay a fee for the assessment of an application for the 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 **\$5580**

Number of beds and/or dwellings

144 RACF beds and 135 Independent Living Units

By signing below, I/we hereby:

- apply, subject to satisfying the relevant requirements under *State Environmental Planning Policy ((Housing for Seniors or Persons with a Disability) 2004* for a site compatibility application pursuant to clause 50(2A) 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(5)(b) of the *State Environmental Planning Policy (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)



Name(s)

David Maher

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

MANAGING DIRECTOR

Date

14/11/2018

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 site compatibility certificate.

Signature

David Maher

Signature

\_\_\_\_\_

Name

David Maher

Name

\_\_\_\_\_

Date

14/11/18





## 2B West Street, Lewisham

Site Compatibility Certificate

On behalf of  
Catholic Healthcare Limited  
November 2018

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## Project Director

Kate Bartlett



27 November 2018

## Contributors

Annabelle Russell

Revision	Revision Date	Status	Authorised	
			Name	Signature
A	First Draft	Draft	AR	AR
B	Full Draft	Final	KB	KB

\* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

## Contact

Mecone

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