



BANKSTOWN GOLF CLUB LIMITED

A.B.N. 89 000 020 280

ASHFORD AVENUE, MILPERRA NSW 2214

TELEPHONE: 9773 0628

EMAIL: info@bankstowngolf.com.au

Reference: 2018136

1 September 2019

The Director-General
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2000

Dear Sir,

**APPLICATION FOR SITE COMPATIBILITY CERTIFICATE –
BANKSTOWN GOLF CLUB
70 ASHFORD AVENUE, MILPERRA**

We, Bankstown Golf Club, hereby duly authorise Hamptons Property Services Pty Ltd to lodge this application for a Site Compatibility Certificate, pursuant to State Environmental Planning Policy (Seniors Housing) 2004.

We also authorise Hamptons to undertake and subsequent negotiations and liaise with the NSW Department of Planning accordingly in relation to this matter.

Yours sincerely,

David Renehan
General Manager



Planning & Environment

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

SITE COMPATIBILITY CERTIFICATE

APPLICATION

Site compatibility application no. _____

Date received: ____/____/____

LODGE

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.

APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Company/organisation/agency

BANKSTOWN GOLF CLUB 90 HAMPTONS PROPERTY SERVICES PTY LTD

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

KRISTY

HODGKINSON

Family name

Street address

Unit/street no.

Street name

Suburb or town

State

Postcode

EDGECLIFF

NSW

2027

Postal address
(or mark 'as above')

PO Box or Bag

Suburb or town

State

Postcode

Daytime telephone

Email

Mobile

AS ABOVE

2. SITE AND PROPOSED DEVELOPMENT DETAILS

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

NAME OF PROPOSAL

SITE COMPATIBILITY CERTIFICATE - BANKSTOWN GOLF CLUB

STREET ADDRESS

Street no.

70

Street or property name

ASHFORD AVENUE

Suburb, town or locality

MILPERRA

Postcode

2214

Local government area

CANTERBURY-BANKSTOWN

NAME OF PROPERTY

BANKSTOWN GOLF CLUB

REAL PROPERTY DESCRIPTION (Lot and DP, section)

LOT 13, DP 584447 ; LOT 612, DP 837981

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.

REFER TO ACCOMPANY DOCUMENTS.
PROPOSED SENIORS HOUSING (149 SELF CONTAINED DWELLINGS), WITH
A NEW REGISTERED CLUB (TO REPLACE EXISTING REGISTERED CLUB)
AND INDOOR RECREATION FACILITY (SWIMMING POOL)

Attach—copy of proposed site layout.

3. RELEVANCE OF SEPP

Please explain how the SEPP applies to your proposal?

THE SITE IS OPERATING AN EXISTING REGISTERED CLUB ON LAND
ADJOINING LAND ZONED FOR URBAN PURPOSES.

4. LAND TO WHICH YOUR APPLICATION RELATES TO

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 ☐

5. PREVIOUS SCC CERTIFICATES

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.

6. CUMULATIVE IMPACT STUDY

Has a cumulative impact study been submitted with this application?

Yes ☐ No ☒

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

NOT REQUIRED

7. APPLICATION FEE

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

149

8. CERTIFICATE AUTHORITY AUTHORIZATION

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)

Kristy Hodgkinson

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

SEE ATTACHED LETTER OF AUTHORIZATION

Name(s)

KRISTY HODGKINSON

Date

1/9/19

LAND OWNER'S CONSENT

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




Name

DAVID RUEHAN

Date

06-04-2019

Signature



Name

Michael Keeble

Environmental Planning and Assessment Regulation 2000

Current version for 28 June 2019 to date (accessed 29 August 2019 at 10:57)

[Part 15](#) > [Division 2](#) > [Clause 262A](#)

262A Fee for site compatibility certificate

- (1) The maximum fee for an application to the Planning Secretary for a site compatibility certificate (affordable rental housing) is \$265, plus \$42 for each dwelling in the development in respect of which the certificate was issued.
- (2) The maximum fee for an application to the Planning Secretary for a site compatibility certificate (infrastructure) or a site compatibility certificate (schools or TAFE establishments) is \$265, plus \$265 for each hectare (or part of a hectare) of the area of the land in respect of which the certificate was issued.
- (3) The maximum fee for an application to the Planning Secretary for a site compatibility certificate (seniors housing) is \$280, plus:
 - (a) in the case where the proposed development is for the purposes of a residential care facility (within the meaning of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*)—\$45 per bed in the proposed facility, or
 - (b) in any other case—\$45 per dwelling in the proposed development.
- (4) Despite any other provision of this clause, the fee for an application to the Planning Secretary for a site compatibility certificate must not exceed \$5,580.