PCU076663

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CLUB MARCONI
ACN 000 196 832 ABN 60 000 196 832

CommonwealthBank
Commonwealth Bank of Australia
Fairfield, Shop 12, Neeta City Shopping Centre, Smart Street, NSW.

PAY THE SUM OF

FOUR THOUSAND
SIX HUNDRED DOLLARS 00 CENTS

21/06/19

$ 4,600.00

PAY TO THE ORDER OF

DEPARTMENT OF PLANNING

NOT NEGOTIABLE
ACCOUNT
PAYEE ONLY

Credit Department of Planning Account Only
Not Negotiable

CLUB MARCONI LIMITED TRADING ACCOUNT

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Westpac
Westpac Banking Corporation
CNR MARKET & CLARENCE STS SYDNEY NSW

27 / 6 / 19

Pay Department of Planning

or bearer

The sum of Ninety dollars only

$ 90.00

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CITY PLAN STRATEGY & DEVELOPMENT
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SECURITY FEATURE: THIS CHEQUE CONTAINS MICROPRINTED SIGNATURE LINES; THE ABSENCE OF WHICH MAY INDICATE A FRAUDULENT CHEQUE

J Nicholls

⑈400325 ⑈032⑉016⑆ 35⑉6761⑈

Department of Planning
Received
27 JUN 2019
Scanning Room

NSW GOVERNMENT | Planning & Environment

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

Site compatibility application no. _____

Date received: ____/____/____

LODGEMENT

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.

1. APPLICANT FOR THE SITE COMPATIBILITY CERTIFICATE

Company/organisation/agency: CLUB MARCONI C/- RESTIFA & PARTNERS P/L ATT: SAM RESTIFA

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name: | Family name:

Street address: Unit/street no.: 302/123 | Street name: WACKER STREET

Suburb or town: NORTH SYDNEY | State: NSW | Postcode: 2060

Postal address (or mark 'as above'): PO Box or Bag: | Suburb or town:

State: | Postcode: | Daytime telephone: 02 99576330

Email: sam@restifa.com.au | Mobile: 0418431111

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

Club Marconi: Seniors Housing Precinct

STREET ADDRESS

Street no.	Street or property name
121-133	Prairie Vale Road

Suburb, town or locality	Postcode	Local government area
Bossley Park	2176	Fairfield

NAME OF PROPERTY

Club Marconi

REAL PROPERTY DESCRIPTION (Lot and DP, section)

Lot 7 DP 664803 and Lot 1 DP 332770

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.

The proposed Seniors Housing Precinct includes the construction of five separate buildings ranging from two to four storeys comprising of 96 self-contained dwellings, associated resident and visitor carparking, and landscaping. (Refer to the Site Compatibility Certificate Application for the detailed description of the proposed development).

Attach—copy of proposed site layout.

3. RELEVANCE OF SEPP

Please explain how the SEPP applies to your proposal?

Refer to the attached Site Compatibility Certificate Application Report.

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	Yes ☐	No ☐
(ii)	that is zoned as 'special uses' under another EPI	Yes ☐	No ☐
(iii)	that is used for the purposes of an existing registered club	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.

No SCC has previously been issued.

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.

N/A

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

96 Units

8. CERTIFICATE APPLICANT'S AUTHORISATION

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)

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

DEVELOPMENT MANAGER

Name(s)

Sam RESTIFA

Date

25/6/19

9. 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	Signature
Name TONY ZAPPIA CEO	Name
Date 25/6/19	

Site Compatibility Certificate

Application Report

Club Marconi Seniors Housing Precinct

121 - 133 Prairie Vale Road, Bossley Park

Submitted to Department of Planning and Environment
On Behalf of Club Marconi

June 2019

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
01	25/06/19	Draft	
		Prepared by	**Verified by**
		Theo Wilkinson Assistant Planner	David Ryan Executive Director
02	26/06/19	Final	
		Prepared by	**Verified by**
		Theo Wilkinson Assistant Planner	David Ryan Executive Director

Disclaimer
This report has been prepared by City Plan Strategy & Development P/L with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. City Plan Strategy & Development P/L accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

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