



Planning & Environment

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

Date received: ____/____/____

Site compatibility application no. _____

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

SADDLEBACK MOUNTAIN ESTATES NO. 2 PTY LTD

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Family name

Street address

Unit/street no.

Street name

LEVEL 7/74

PITT STREET

Suburb or town

State

Postcode

SYDNEY

NSW

2000

Postal address
(or mark 'as
above')

PO Box or Bag

Suburb or town

PO Box R1694

ROYAL EXCHANGE

State

Postcode

Daytime telephone

NSW

1225

02 9231 5512

Email

Mobile

graham@weriton.com.au

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

NAME OF PROPOSAL

OCEANVIEW ESTATE

STREET ADDRESS

Street no.

2

Street or property name

CALIOPE STREET

Suburb, town or locality

KIAMA

Postcode

2533

Local government area

KIAMA

NAME OF PROPERTY

2 CALIOPE ST KIAMA (FORMERLY 43 OLD SADDLEBACK RD KIAMA)

REAL PROPERTY DESCRIPTION (Lot and DP, section)

PART LOT 17 DP 1210621

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.

RETIREMENT VILLAGE COMPRISING COMMUNITY SUBDIVISION OF THE SITE INTO 22 LOTS (INCLUDING COMMUNITY PROPERTY) AND THE CONSTRUCTION OF SERVICED SELF-CARE HOUSING AS SHOWN IN THE SITE COMPATIBILITY REPORT AND SITE LAYOUT PLAN PREPARED BY COBLE STEPHENS ARCHITECTS DATED NOVEMBER 2019.

Attach—copy of proposed site layout.

Please explain how the SEPP applies to your proposal?

THE PROPERTY REFERRED TO ABOVE IS ZONED RURAL R2 ON WHICH DWELLING HOUSES ARE PERMITTED. THE PROPERTY ADJOINS LAND ZONED PRIMARILY FOR URBAN PURPOSES (BEING LOTS 1-16 DP1210621) WHICH IS ZONED RESIDENTIAL R2; THE PROPOSAL SATISFIES THE COMPATIBILITY CRITERIA CONTAINED IN THE SEPP AND THE SITE-RELATED REQUIREMENTS AND DESIGN PRINCIPLES CONTAINED IN THE SEPP.

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.

CERTIFICATE DATED 15 MARCH 2017 (ATTACHED)

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.

A CUMULATIVE IMPACT STUDY IS NOT REQUIRED UNDER CLAUSE 25 OF THE SEPP AS THE SUBJECT LAND IS NOT NEXT TO PROXIMATE SITE LAND AS THE SUBJECT LAND IS NOT WITHIN A ONE KILOMETRE RADIUS OF TWO OR MORE PARCELS OF LAND IN RESPECT OF WHICH THERE IS A CURRENT SITE COMPATIBILITY CERTIFICATE OR UNDETERMINED APPLICATION FOR SUCH CERTIFICATE

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

19 DWELLINGS

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

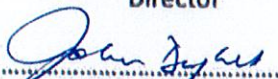
Name(s)

Date

29th August 2019

Signed on behalf of Saddleback Mountain Estates
No. 2 Pty Ltd ACN 144 729 939 pursuant to s127
of the *Corporations Act 2001*


Garrett John Coleman
Director


John Leonard Dykes
Director/Secretary

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

Date

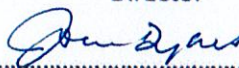
29th August 2019

Signature

Name

Signed on behalf of Saddleback Mountain Estates
No. 2 Pty Ltd ACN 144 729 939 pursuant to s127
of the Corporations Act 2001


Garrett John Coleman
Director


John Leonard Dykes
Director/Secretary



Planning & Environment

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 Certificate of Site Compatibility

I, the Deputy Secretary, Planning Services, as delegate for the Secretary of the Department of Planning and Environment determine the application made by Saddleback Mountain Estates No. 2 Pty Ltd on 17 November 2016 by issuing this certificate under clause 25(4)(a) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

I certify that in my opinion:

- the site described in Schedule 1 is suitable for more intensive development;
- the development described in Schedule 2 is compatible with the surrounding land uses having had regard to the criteria specified in clause 25(5)(b).

Marcus Ray
Deputy Secretary
Planning Services

Date certificate issued: 15 March 2017

Please note: This certificate will remain current for 24 months from the date of this certificate (clause 25(9)).

SCHEDULE 1

Site description: Part Lot 100 DP 751279 and Lots 1 and 2 DP 1165344, 43 Old Saddleback Road, Kiama NSW as shown on the Site Layout Plan No. 610-12-331 sheet number SCC01A dated 16 November 2016 prepared by Coble Stephens Architects.

SCHEDULE 2

Application made by: Saddleback Mountain Estates No. 2 Pty Ltd

Project description: Proposed retirement village consisting of a seniors living serviced self-care housing development of 21 single storey dwellings managed under the *Retirement Villages Act*.

Requirements imposed on determination: N/A

PART 1
GENERAL

This power of attorney is made on the 23rd day of February 2015,

by **SADDLEBACK MOUNTAIN ESTATES NO. 2 PTY LIMITED ACN 144 729 939** of 6 Boronia Avenue, Beecroft NSW (*Principal*).

1. The Principal appoints each of the Principal's Directors, **JOHN DYKES** of 6 Boronia Avenue, Beecroft NSW 2119 and **GRAHAM CONWAY** of 33 Maple Avenue, Pennant Hills NSW 2120 and **GARRETT COLEMAN** of 22/440 Port Hacking Road, Caringbah NSW 2229 to be its attorneys jointly and severally. The attorneys may exercise the authority conferred on them by Part 2 of the Powers of Attorney Act 2003 to do on its behalf anything the Principal may lawfully authorise an attorney to do. The attorney's authority is subject to any additional details specified in Part 2 of this document.
2. This power of attorney operates immediately.
3. The attorney may appoint a substitute, delegate or sub-attorney.

PART 2

ADDITIONAL POWERS AND RESTRICTIONS

4. This power of attorney is subject to the following conditions and limitations:

(a) Nil

EXECUTED AS A DEED in New South Wales

REGISTERED
16/6/2016
BK 4708 NO 766



Executed by **SADDLEBACK MOUNTAIN ESTATES NO. 2 PTY LIMITED (ACN 144 729 939)** by the authority of its Board of Directors and pursuant to section 127 of the Corporations Act:)
)
)
)
)
)

John Dykes
Signature of director/secretary

Graham Conway
Signature of director

JOHN LEONARD DYKES
Name of director/secretary - please print

GRAHAM RONALD CONWAY
Name of director - please print