



DIRECTOR-GENERAL'S  
SITE COMPATIBILITY CERTIFICATE  
APPLICATION

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

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

**LODGEMENT**

**Instructions to users**

This application form is to be completed if you wish to apply to the Director-General of the Department of Planning for a site compatibility certificate. A site compatibility certificate is required under section 50(2) of the Environmental Planning and Assessment Regulation 2000 to accompany development applications for certain proposed developments under the SEPP (Housing for Seniors or People with a Disability) 2004 (the SEPP). The types of development applications to which the Regulation applies are listed in clause 24 of the SEPP.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your project, including whether a proportion of the fee is required on application.

To ensure that your application is accepted as being duly made, you must:

- complete **all** parts of this form and
- submit **all** relevant information required by this form.

The Department will request further information if your application is inadequate.

All applications **must be lodged** with the Director-General, by courier or mail.

NSW Department of Planning  
Head Office  
Ground floor, 23–33 Bridge Street  
Sydney NSW 2000  
GPO Box 39 Sydney NSW 2001  
t: 02 9228 6111 f: 02 9228 6555

**1. APPLICANT DETAILS**

Company/organisation/agency

Mr  Ms  Mrs  Dr  Other

First name

Family name

Street address

Unit/street no.

Street name

Suburb or town

State

Postcode

Postal address  
(or mark 'as above')

PO Box or Bag

Suburb or town

State

Postcode

Daytime telephone

Fax

Email

Mobile

**2. PROPOSAL DETAILS**

NAME OF PROPOSAL

Identify the land you propose to develop and for which you seek the Director-General's site compatibility certificate.

STREET ADDRESS

Unit/street no.

Street or property name

Suburb, town or locality

Postcode

Local government area

NAME OF PROPERTY

REAL PROPERTY DESCRIPTION

**and/or** map and detailed description of land attached.

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.

DESCRIPTION OF PROJECT (as it is to appear on the Director-General's certificate)

**3. PROPOSAL CONSISTENCY WITH THE SEPP**

1. THE PROPOSAL IS FOR:

- Yes  No

▪ Land zoned primarily for urban purposes
- or**

Land adjoining land zoned primarily for urban purposes  Yes  No

Attach copy of zoning extract or other evidence of zoning.
- Are dwelling houses, hospitals, residential flat buildings, or special uses permitted?  Yes  No

Attach copy of development control table.
- and**

▪ Is the land being used for the purposes of an existing registered club?  Yes  No
- or**

Is the land excluded from the SEPP under:

  - clause 4(6) land to which this policy doesn't apply (identify under which subsection of clause 4(6) the land is excluded)  Yes  No Clause4(6) (                    )
  - clause 4(9) (land in the Sutherland Shire)  Yes  No
  - Schedule 2 (councils partially exempted from the SEPP).  Yes  No

2. TYPE OF SENIORS HOUSING

Does the proposed development include one or more of the following and how many beds or dwellings are proposed:

- |  |  |   |           |   |
|--|--|---|-----------|---|
| ▪ a residential care facility                                  | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input style="width: 60px;" type="text"/> | Beds      |   |
| ▪ a hostel   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input style="width: 60px;" type="text"/> | Dwellings |   |
| ▪ infill self-care housing (urban only and not dual occupancy) | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input style="width: 60px;" type="text"/> | Dwellings |   |
| ▪ serviced self-care housing                                   | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input style="width: 60px;" type="text"/> | Dwellings |   |
| ▪ or a combination of these                                    | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input style="width: 60px;" type="text"/> | Beds      | <input style="width: 60px;" type="text"/> Dwellings |

**No of beds/dwellings**

Please indicate numbers in the appropriate space below.

3. A SITE COMPATIBILITY CERTIFICATE IS REQUIRED BECAUSE (CLAUSE 24):

- the land adjoins land zoned primarily for urban purposes Yes No
- the land is within a zone that is identified as 'special uses' (other than land on which hospitals are permitted) Yes No
- the land is used for the purposes of an existing registered club Yes No
- the proposed development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45. Yes No

#### 4. PROPOSAL INFORMATION

Applicants should provide documentation to describe the proposal, its context and strategic justification.

1. CONTEXT

The context for development can be presented through photos, maps at an appropriate scale and written evidence.

- Location, zoning of the site and representation of surrounding uses.
- Description of surrounding environment:
  - built form
  - natural environment (including known significant environmental values and resources or hazards).
- Access to services and facilities and access (clause 26):
  - accessibility and interrelationships with the surrounding area—transport infrastructure and services, accessible pedestrian routes
  - location and description of available shops, banks and other retail and commercial services, community services and recreational facilities, medical facilities.
- Open space and special use provisions (if relevant).

2. PROPOSAL

The proposal can be presented through photos, maps.

- Description of the proposal including the type(s) of seniors housing proposed including numbers of beds/units, community facilities and any ancillary development
- Site description—natural elements of the site (including known hazards and constraints)
- Building envelope—footprint and height relative to adjoining development/uses and indicative layout of proposed uses in relation to adjoining development/uses.

3. STRATEGIC JUSTIFICATION

Brief description of the proposed development—10 pages limit.

- Consistency with regional and local strategies.
- Public interest reasons for applying for seniors housing in this locality.
- Adequacy of services and infrastructure to meet demand.

## 5. STATEMENT ON THE PROPOSAL SEPP SITE COMPATIBILITY CRITERIA

Applicants should provide a statement demonstrating whether the site is suitable for more intensive development and is development for the purposes of seniors housing of the kind proposed in the application compatible with the surrounding environment, having regard to (at least) the following criteria:

Criteria 1. The natural environment (including known significant environmental values, resources, or hazards), and the existing uses and approved uses of land in the vicinity of the proposed development.

Criteria 2. The impact that the proposed development is likely to have on the uses that are likely to be the future uses of the land.

Criteria 3. The services and infrastructure that are or will be available to meet the demands arising from the development (particularly, retail, community, medical, and transport services having regard to the location and access requirements set out in clause 26 of the SEPP) and any proposed financial arrangements for infrastructure provision



## 7. APPLICATION CHECKLIST

Please check that you have provided all the information required for your application.

I have completed all sections of the *Director-General's Site Compatibility Certificate Application* Yes/No

Supporting information attached (please check box as relevant):

- Detailed description of land
- Copy of zoning extract or other evidence
- Copy of development control table
- Proposal information—context, proposal and/or strategic justification
- Additional information for statements against site compatibility criteria (optional)

I have addressed at least all the following SEPP site compatibility criteria in section 5 of the form:

- Criteria 1. Existing environment and approved uses Yes/No
- Criteria 2. Impact on future uses Yes/No
- Criteria 3. Availability of services and infrastructure Yes/No
- Criteria 4. Impact on open space and special uses provision Yes/No
- Criteria 5. Impact of the bulk and scale of the proposal Yes/No

## 8. APPLICATION FEE

You are required to pay a fee for the assessment of an application for the Director General's 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 \$5,000.

Number of beds or dwellings

Estimated project cost

## 9. APPLICANT'S AUTHORISATION SEPP SENIORS HOUSING

By signing below, I/we hereby:

- apply, subject to satisfying clause 25 of the SEPP Seniors (Housing for Seniors or Persons with a Disability) 2004 for the Director-General's site compatibility application pursuant to clause 50(2) 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 of the SEPP (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

## 10. 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 Director-General's site compatibility certificate.

Signature

Signature

Name

Name

Date