

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

The Sydney North Planning Panel has determined the application made by GSA Planning on behalf of Australian Unity Pty Ltd on 2 September 2019 by issuing this certificate under clause 25(4) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (Seniors Housing SEPP).

The panel certifies that in its opinion:

- the site described in Schedule 1 is suitable for more intensive development;
- the development described in Schedule 1 is compatible with the surrounding environment having regard to the criteria specified in clause 25(5)(b) of the Seniors Housing SEPP; and
- development for the purposes of seniors housing of the kind proposed in the SCC is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.



Stuart McDonald
Acting Chair
Sydney North Planning Panel

Date certificate issued: 28 May 2020

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

SCHEDULE 1

Site description: 266 Longueville Road, Lane Cove (Lot 1 DP 321353 and Lots 1 and 2 DP 1227921).

Project description: Development of up to 70 aged care beds and 82 independent dwellings, ancillary facilities, basement carparking and landscaping.

Application made by: GSA Planning on behalf of Australian Unity Pty Ltd

SCHEDULE 2

Requirements imposed on determination:

1. To achieve a building height compatible with surrounding land uses, the built form of any future development application on the site relying on this SCC is to meet the following requirements:
 - a) Not exceed two storeys to Longueville Road;
 - b) Appropriately respond to the topography of the site, and have a maximum height of five storeys at the rear; and
 - c) Contain all habitable floor space so as not to exceed the maximum building height standard prescribed under *Lane Cove Local Environmental Plan 2009* being RL 62.8 AHD, except along Longueville Road.
2. Consideration is to be given to the final bulk and scale of any future development so as to ensure an acceptable built form relationship and minimisation of amenity impacts on the R2 Low Density Residential zoned land adjoining to the north.
3. To ensure that the adjoining E2 Environmental Conservation zoned land to the east is appropriately protected, managed and restored and that the objectives of the E2 zone are achieved, any future development is to consider the following:
 - a) the establishment of a bushland buffer “zone” within the rear of the site, separating the built form from the adjoining E2 Environmental Conservation zoned land;
 - b) protection, management and regeneration of remnant bushland to the east of the site; and
 - c) the removal of any tree within the adjoining E2 Environmental Conservation zoned land is not authorised under this SCC.
4. To maintain some of the existing landscaped character of the site and maintain the interface with the adjoining development to the site in this location, Trees 92 and 93 identified in the “Landscape Package” are to be retained.