



Date received: ____/____/____

Site compatibility application no. _____

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

AUSTRALIAN UNITY LIMITED C/- GSA PLANNING

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Family name

Street address

Unit/street no.

95

Street name

PADDINGTON STREET

Suburb or town

PADDINGTON

State

NSW

Postcode

2021

Postal address
(or mark 'as
above')

PO Box or Bag

Suburb or town

AS ABOVE

State

Postcode

Daytime telephone

93623364

Email

info@gsaplanning.com.au

Mobile

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

AUSTRALIAN UNITY LANE COVE SENIORS HOUSING DEVELOPMENT

STREET ADDRESS

Street no.

266

Street or property name

LONGUEVILLE ROAD

Suburb, town or locality

LANE COVE

Postcode

2066

Local government area

LANE COVE

NAME OF PROPERTY

REAL PROPERTY DESCRIPTION (Lot and DP, section)

LOT 1/DP 321353, LOT 1/DP 1227921, LOT 2/DP 1227921

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.

DEMOLITION OF EXISTING STRUCTURES ON SITE; CONSTRUCTION OF A SENIORS HOUSING DEVELOPMENT COMPRISING A RESIDENTIAL AGED CARE FACILITY, INDEPENDENT LIVING UNITS, ASSOCIATED SUPPORT SERVICES, BASEMENT CAR PARKING AND SITE EMBELLISHMENT.

Attach—copy of proposed site layout.

3. RELEVANCE OF SEPP

Please explain how the SEPP applies to your proposal?

THE SITE IS ZONED FOR URBAN PURPOSES. THE DEVELOPMENT FOR SENIORS HOUSING IS NOT PERMISSIBLE WITH CONSENT UNDER THE LANE COVE LEP. THE PROPOSAL INVOLVES BUILDINGS WITH AN FSR THAN WOULD REQUIRE THE CONSENT AUTHORITY TO GRANT CONSENT UNDER CLAUSE 45 OF THE SEPP

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.

- SCC-2017-LANEC-001-00
ISSUED 6 JULY 2017
- SCC-2019-LANEC-002-00
ISSUED 28 MAY 2020

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.

PROPOSAL IS NOT LOCATED WITHIN 1KM RADIUS
OF 2 OR MORE PARCELS OF LAND THAT HAVE A SITE COMPATIBILITY
CERTIFICATE (SCC) OR AN APPLICATION MADE (BUT NOT DETERMINED)

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

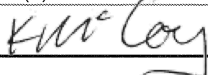
70 BEDS (RESIDENTIAL CARE FACILITY) + 82 DWELLINGS

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

CEO, Independent & Assisted Living

Name(s)

Kevin McCoy

Date

27/11/20

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

Name

Date



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

I, the Executive Director, Regions as delegate of the Secretary of the Department of Planning and Environment determine the application made by GSA Planning on behalf of Australian Unity Limited on 8 May 2017 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; and
- the development described in Schedule 1 is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b); and
- that development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding land uses only if it satisfies certain requirements specified in Schedule 2 of this certificate.


Stephen Murray
Executive Director, Regions
Planning Services

Delegate of the Secretary

Date certificate issued: 6 July 2017

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

SCHEDULE 1

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

Project description: Seniors housing development comprising a residential aged care facility, self-contained dwellings for seniors, support facilities for residents and basement car parking.



SCHEDULE 2

Application made by: Australian Unity Limited.

Requirements imposed on determination:

1. The final layout, building construction and onsite facilities in the proposed seniors housing development will be subject to the resolution of issues relating to:
 - the bulk and scale of any proposed buildings in regard to the amenity impacts on neighbouring properties, especially to the north and south; and
 - satisfaction of the requirements relating to affordable places and on-site support services under clause 45 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.



**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 had 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.