

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.