

Applicant contact details

Title	
First given name	Gary
Other given name/s	
Family name	Shiels
Contact number	0293623364
Email	gary@gsaplanning.com.au
Address	95 PADDINGTON STREET PADDINGTON 2021
Application on behalf of a company, business or body corporate	Yes
Company, business or body corporate name	Australian Unity Limited
ABN / ACN	
Is the nominated company the applicant for this application?	Yes

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Lane Cove Council
ABN / ACN	

Site details

Local government area	LANE COVE																
Street address	266 Longueville Road																
Lot / Section Number / Plan																	
Primary address	Yes																
Planning controls affecting property	<table> <tr> <td>Land Application LEP</td> <td>NA</td> </tr> <tr> <td>Land Zoning</td> <td>NA</td> </tr> <tr> <td>Height of Building</td> <td>NA</td> </tr> <tr> <td>Floor Space Ratio (n:1)</td> <td>NA</td> </tr> <tr> <td>Minimum Lot Size</td> <td>NA</td> </tr> <tr> <td>Heritage</td> <td>NA</td> </tr> <tr> <td>Land Reservation Acquisition</td> <td>NA</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> </table>	Land Application LEP	NA	Land Zoning	NA	Height of Building	NA	Floor Space Ratio (n:1)	NA	Minimum Lot Size	NA	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA
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Relevance to SEPP

Select the SEPP under which you are requesting a Site Compatibility Application (SCC).	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
Select any relevant forms of development proposed:	Senior Housing
Enter the proposed access details for the building or structure	Separate vehicular and pedestrian access is from Longueville Road; internal pedestrian access through the buildings are by way of stairs and lifts
Provide a description of the proposed development	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
Enter the current land use at the subject site	vacant - formerly bowling club and community building
Enter the current approvals at the adjacent land	Residential development to the north and south; golf course to the east;
Enter the zoning of the adjacent land	R2, R4 and E2
Enter the proposed use of the building or structures	Seniors housing and associated services

Enter the proposed height of building or structures	ranges from RL63.4 AHD to RL67.76 AHD
Name of the proposal	Australian Unity Lane Cove Seniors Housing Development
Please explain how the SEPP applies to your proposal?	
In accordance with clause 24(1)(a), the proposed site adjoins land zoned for urban purposes	Yes
In accordance with clause 24(1)(a), the proposed site is zoned as 'special uses' under another EPI	No
In accordance with clause 24(1)(a), the proposed site is used for the purposes of an existing registered club	No
Has a SCC been previously issued for any of the land to which this application applies?	Yes
Site compatibility certificate number	SCC_2017_LANEC_001_00; SCC_2019_LANEC_002_00
Has a cumulative impact study been submitted with this application?	No
	152
Fee payable	5,580

Pecuniary interest

Is the applicant or owner an employee or officer of the Department of Planning, Industry and Environment?	No
Does the applicant or owner have a relationship with any staff of the Department of Planning, Industry and Environment?	No

Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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Application documents

The applicant has included the following documents to support their application.

Document type	Document file name
Development Concept Plans	Drawings - Architectural Plans
Landscape plan	Drawings - Landscaping
Owner's consent	SCC Application Form
SCC Assessment Report	Site Compatibility Planning Statement - October 2020
Shadow diagrams	Drawings - Architectural Plans - Shadows
Site plan	Drawings - Architectural Site Plan
Survey plan	Subdivision Plan - March 2017
Traffic assessment report	Report - Traffic

Applicant declarations

Owner's Consent	
I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. <i>Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.</i>	Yes
I declare that all the information in my application and accompanying documents is, to the best of my knowledge, true and correct.	Yes
I understand that the application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this application, and may be provided to other State agencies.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
The information and materials provided may be used for notification and advertising purposes, and may be made available to the public for inspection.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act).	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes

Completeness check

Based on your review of the application, do you wish to:	Accept application for assessment
Do you wish to refer this matter and seek determination from the respective Planning Panel?	Yes
Is the fee valid for this site compatibility certificate application?	Yes
Number of dwellings in the development to which a site compatibility certificate is required.	152
Fee payable	5,580