

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 on behalf of Australian Unity Pty Ltd on 3 December 2020 by issuing this certificate under clause 25(4) of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

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);
- the previous Site Compatibility Certificate (SCC_2019_LANEC_002_00) issued on 28 May 2020 by the Sydney North Planning Panel is revoked and replaced with this certificate; 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.



Graham Brown
Acting Chair
Sydney North Planning Panel

Date certificate issued: **10/06/2021**

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 and Lots 1 and 2 DP 1227291).

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 ensure that the neighbouring E2 Environmental Conservation land is appropriately protected and managed during the future stages of this development, the development application is to consider the following:
 - a. the establishment of a 10m bushland buffer zone from the boundary of the adjoining E2 Environmental Conservation zone as opposed to the 'Ground Truthing Line' as currently intended;
 - b. protection, management and regeneration of remnant bushland to the east;
 - c. the removal of any tree within the adjoining E2 Environmental Conservation land is not authorised under this SCC. All trees on adjoining land are to be retained.
2. To maintain significant trees on the site that will contribute to the site's landscaping and improve interfaces with the adjoining development to the site. Trees 92 and 93 should be protected during construction and preserved on the site.
3. 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 and the R4 High Density Residential zoned land adjoining to the south.