



DATE OF DECISION	7 June 2021
PANEL MEMBERS	Graham Brown (Acting Chair), Susan Budd, Stephen Gow, David Lloyd, Kevin Hoffman
APOLOGIES	None
DECLARATIONS OF INTEREST	None

SITE COMPATIBILITY CERTIFICATE APPLICATION

PPSSNH-193 – Lane Cove - SCC2020LANEC-2 at 266 Longueville Road Lane Cove (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

By circulation of papers the panel considered: the material listed at item 5 of Schedule 1 and the matters raised and/or observed at briefings and site inspections listed at item 6 in Schedule 1.

Based on this information, the Panel determined:

- to issue a site compatibility certificate subject to satisfaction of certain requirements (as listed below), because the application has demonstrated that the site is suitable for more intensive development and it is compatible with the surrounding environment.
- to refuse to issue a site compatibility certificate, because the application:
 - has not demonstrated that the site is suitable for more intensive development
 - has not demonstrated the proposed development is compatible with the surrounding environment and land uses having regard to (at least) the criteria specified in clause 25(5)(b) of SEPP (Housing for Seniors or People with a Disability) 2004.

The panel authorises the Chair to issue the Site Compatibility Certificate and notify the applicant, Council and the Department of Planning, Industry and Environment of the Panel's decision.

The decision was unanimous.

REASONS FOR THE DECISION



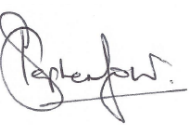


The Panel determined to approve the Site Compatibility Certificate application for the following reasons:

1. The site is suitable for more intensive development;
2. The development is compatible with the surrounding environment having had regard to the criteria specified in clause 25(5)(b);
3. 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

4. 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.

REQUIREMENTS TO BE 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 the 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.

PANEL MEMBERS	
 Graham Brown (Acting Chair)	 Susan Budd
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 Kevin Hoffman	

SCHEDULE 1		
1	PANEL REF – LGA – DEPT REF.	PPSSNH-193 – Lane Cove - SCC2020LANEC-2
2	SITE DESCRIPTION	266 Longueville Road Lane Cove
3	DEVELOPMENT DESCRIPTION	<p>The SCC would enable the proposed development of an aged care facility comprising of 70 beds and 82 independent dwellings.</p> <p>The proposal intends to allow for the construction of 3 buildings with heights varying from 2-7 storeys also accommodating two levels of basement and at-grade parking for a total of 122 spaces. Further detail on the facilities contained within each building has been provided below:</p> <ul style="list-style-type: none"> • Building A – a 3-5 storey structure containing 20 independent dwellings, auditorium and publicly accessible shops. • Building B – a 6-7 storey structure containing communal facilities, 32 independent dwellings and 53 aged care beds. • Building C – a 6 storey structure containing 30 independent dwellings and 17 residential aged care beds.
4	APPLICATION MADE BY	Australian Unity
5	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Site compatibility certificate application documentation • Assessment report from Department of Planning, Industry and Environment • <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>
6	BRIEFINGS, SITE INSPECTIONS & CIRCULATION OF PAPERS BY THE PANEL	<ul style="list-style-type: none"> • Site inspection: 4 June 2021 <ul style="list-style-type: none"> ○ Panel members in attendance: Graham Brown (Acting Chair), Susan Budd, Stephen Gow, David Lloyd, Kevin Hoffman ○ Department of Planning, Industry and Environment staff in attendance: Nick Armstrong, Charlene Nelson, Christina Brooks and Stuart Withington • Briefing with Department of Planning, Industry and Environment: 7 June 2021 <ul style="list-style-type: none"> ○ Panel members in attendance: Graham Brown (Acting Chair), Susan Budd, Stephen Gow, David Lloyd, Kevin Hoffman ○ Department of Planning, Industry and Environment staff in attendance: Brendan Metcalfe, Nick Armstrong, Charlene Nelson, Christina Brooks and Stuart Withington • Papers were circulated electronically on: 25 May 2021