

**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 Retire Australia Pty Ltd. on 26 March 2019 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 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.



Peter Debnam
Chair, Sydney North Planning Panel

Date certificate issued: **7 October 2020**

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

SCHEDULE 1

Site description: 40A Cope Street, Lane Cove (Lot 120 DP 613223 and Lot 51 DP 862728)

Project description: Seniors Housing Development (Vertical Village) over two residential towers.

Application made by: Retire Australia Pty Ltd.

SCHEDULE 2

Requirements imposed on determination:

1. To achieve a more reasonable height transition to the surrounding area any future development application is to demonstrate compatibility with the following:
 - a. The contextual fit and integration of the built form with the existing and planned development adjacent and in close proximity to the site, including any potential amenity impacts on adjacent dwellings;
 - b. The heights prescribed under LCLEP 2009 being 6 storeys (18m) across Lot 120, and 4 storeys (12m) across Lot 51; and
 - c. The bulk and scale are to be concentrated towards the westernmost lot (Lot 120) approaching Burns Bay Road.
2. The vertical village floor space ratio bonus calculation method is incorrect in the Proponent's SCC report, and is to be amended to be in line with 0.5:1 added to the existing FSR that applies to each parcel that forms the site, noting that the maximum gross floor area is unlikely to be achieved;
3. Resolution of vehicular access to the site to the satisfaction of Council engineers, including the appropriate laneway width for safe two-way vehicular movement along Caroline Chisolm Lane approaching the site;
4. Notwithstanding the above conditions, the final number of dwellings is to be determined taking into account Clause 25 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP), Council's Development Control Plan and other formal policies regarding dwelling mix, affordable housing, landscaping, solar access, setbacks, open space, heritage, including the considerations of these issues under SEPP 65 and the Apartment Design Guide;
5. The consent authority is to be satisfied that the development will operate in accordance with Clause 45(6) of the Seniors Housing SEPP.

These matters are to be determined through the assessment of the development application under section 4.15 of the *Environmental Planning and Assessment Act 1979*.