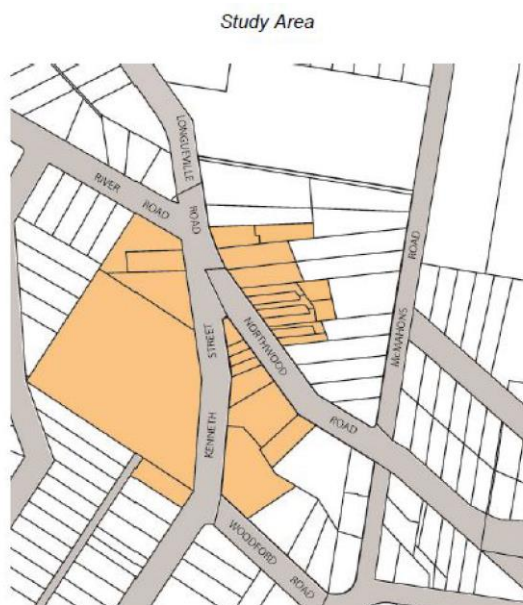


Amendments to Lane Cove DCP Part D – Commercial Development and Mixed Use Localities

Locality 2 - Northwood Neighbourhood Centre

Nos 4-18 Northwood Road & 274-274A Longueville Road, Lane Cove

1. Area Covered



8. Design Strategies

The following variations are to be inserted to Lane Cove DCP, Part D – Commercial development and mixed use localities, Locality 2 – Northwood Neighbourhood Centre.

Current: a) Create a local neighbourhood retail centre along Kenneth Street rather than along Northwood Road.

Change: a) Create a local neighbourhood retail centre along Kenneth Street and the eastern side of Northwood Road.

Current: h) Provide street trees along the Central Park edge and the eastern edge of Kenneth Street.

Change: h) Provide street trees along the Central Park edge, the eastern edge of Kenneth Street and the eastern edge of Northwood Road.

Current: j) Consider an increased setback to eastern side of Kenneth Street to widen footpaths for better amenity and street trees.

Change: j) Consider an increased setback to eastern side of Kenneth Street and eastern side of Northwood Road to widen footpaths for better amenity and street trees.

Add: o) Allow residential aged-care uses above the ground floor to the eastern side of Northwood Road up to 3 storeys high, with additional setback to the upper floor to reduce the appearance of mass from the pedestrian level.

10. Development controls

Land to which this Section applies

This part of the DCP applies to the land east of Northwood and Longueville Roads, as shown in Study Area above. The site is legally described as Lot 1 & 2 DP 857133, Lot 1 DP 663462, Lot 4 DP 321048, Lot A, B, C, D & G DP 307899, Lot 1 & 2 DP 445348, Lot A, B & D DP 370042.

Relationship with other plans

This DCP applies to the site if a Development Application is subject to Clause 6.9 of the Lane Cove Local Environmental Plan 2009.

Where there are discrepancies between the controls outlined in this Section and other Sections within this DCP (including Part D – Locality 2) those other controls (including Parts A to C, F, H, J, L, O, Q & R) take precedence.



Land to which section applies

Desired Future Character

Mixed use development with a boutique development of residential aged care to the east of Northwood Road will provide opportunities for people aging with continued social connection with the community, family and friends. Local commercial/retail business such as a restaurant or café as well as a medical centre, possible pharmacy and other small grain retail tenancies on the ground level will create an active frontage. These uses are to provide high-quality local services to the community.

Development up to 3 storeys along Northwood Road is encouraged, creating a clear identity and built form definition for the existing neighbourhood centre.

Vehicle and servicing access is to be via Northwood Road and the number and width of driveways is to be limited to one entry/egress at the southern end of the site, providing a more pedestrian friendly environment for local residents.

Objectives:

1. To provide opportunities for residential aged care facilities in the centre with connection to the community, family and existing friends.
2. To respond to the 'grain' of the existing lot pattern in any development.
3. To achieve appropriate amenity for existing and future residents within and adjoining the neighbourhood centre area.
4. To achieve design excellence.

Site Planning

Objectives

1. To promote opportunities for medium scale mixed use development to create definition to the neighbourhood centre.
2. To achieve an appropriate height transition to adjacent low scale residential uses.
3. To create a high quality urban space that retains a pedestrian scale and minimises shadowing on surrounding buildings.
4. For development to follow the natural topography of the land.
5. For drainage to ensure protection of the downslope soil and landscape in the adjacent reserve.
6. Consider sustainability measures such as solar panels and natural ventilation, permeable street pavers, cools roofs and integrated air conditioning

Provisions

- a) Development shall incorporate varying heights, including:
 - a. A maximum street wall height of 2 storeys along Northwood Road, with a recessed 3rd floor..
 - b. A maximum height of 5 storeys at the rear of the site. This equates to a maximum height of RL 66.25.
- b) The site's existing telecommunications facilities may be relocated to another suitable position on the site.



1 Indicative Heights

e

Indicative Building Form

Note: Incentive height and FSR on this site are solely for the purposes of a residential care facility or a mixed use development that includes a residential care facility.

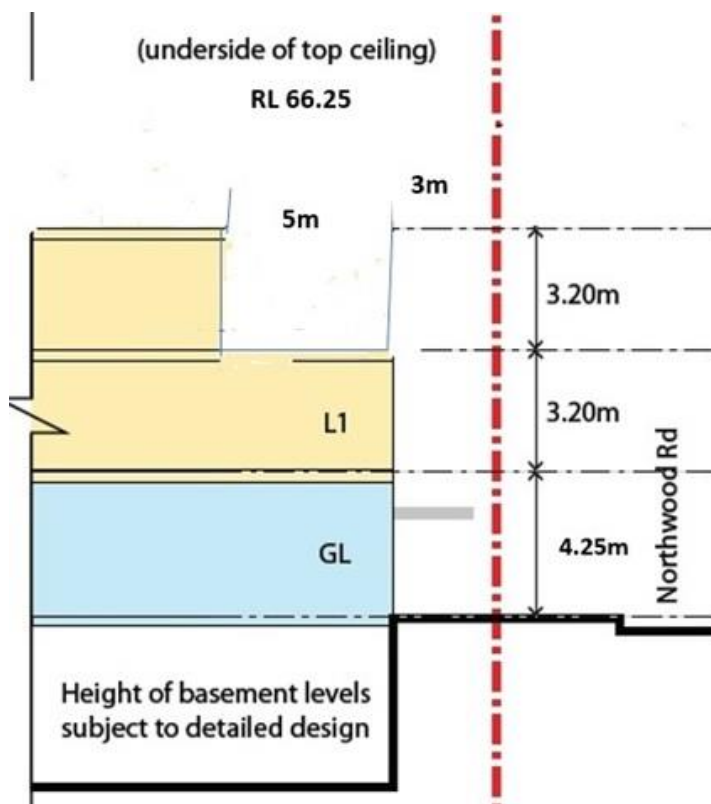
Objectives

1. To achieve an appropriate bulk and scale to the centre whilst responding to the functional requirements for retail and aged care uses.
2. To provide an appropriate level of amenity, natural cross ventilation and solar access to all residential uses.
3. To achieve flexibility for future adaptive use.
4. To strengthen the street definition and establish a 'sense of place' for the neighbourhood centre.
5. To achieve a 'distinctiveness' to the centre whilst still achieving an appropriate height transition responding to the existing and future built form scale.

Provisions

- a) Finished floor to floor heights shall be a minimum of 4.25m for the ground floor level.
- b) Floor to floor heights for levels above and below the ground level shall be a minimum of 3.2m.
- c) Basement level (lowest level) shall have a minimum floor to floor height of 3 metres.

Note: Roof gardens will require an increase in height to permit lift overrun, stairs, amenities area and parapet (garden to include facilities & landscaping).



Indicative Section of front setback

Setbacks

Objectives

1. To provide an improved streetscape, pedestrian experience and an inviting public domain to Northwood Road.
2. To achieve appropriate separation and provide appropriate amenity and outlook for neighbouring sites, ensuring a high level of amenity for future residents and surrounding residential properties;
3. To achieve an adequate landscape buffer to all side and rear boundaries, to protect and minimise impacts to neighbouring bushland, with adequate depth of soil to accommodate trees.
4. To improve the pedestrian experience and streetscape of Northwood Road and provide an inviting public domain for the neighbourhood.
5. Avoid impacts on native vegetation by using preventative and mitigation matters. Where removal of indigenous trees is unavoidable, offset replace at 2:1 on-site or if necessary within the adjacent E2 area.

Provisions

- a) Building setbacks shall include the following:
 - a. Front Setback: 3 metres (1-2 floors); 8 metres (3rd floor).
 - b. Rear Setback: 10 metres
 - c. Side Setback:
 - i. To southern boundary:
 1. Ground and lower levels: 3-10 metres.
 2. Upper levels: 12 metres
- Note: Ground level is measured from Northwood Road
- ii. To northern boundary: 6-9 metres.

Note: Number of “storeys” measured from site’s frontage along Northwood and Longueville roads.

- b) Basement parking may encroach into side setback areas, provided sufficient deep soil is retained to permit the setback areas to be replanted with native indigenous plants.
- c) Rear setback to be 10 metres. Setback to allow an appropriate amount of space for established trees, offset native indigenous plants, and drainage that protects the adjoining bushland. Seek to direct stormwater towards front of the site.

Through site links and view corridors

Objectives

1. To improve the site’s accessibility and strengthen the connection with the surrounding area.
2. To maintain the view corridors and outlook from the ridgeline along Northwood Road across the valley towards St Leonards.
3. To avoid disturbing vegetation on neighbouring E2 land

Provisions

- a) Through site links and view corridors shall be provided in accordance with the locations in the Figure below with a minimum width of between 4.5 to 6 metres.
- b) Through site links may be integrated into the built form and may be covered.
- c) A minimum height of 4m shall be provided to covered through-site links.
- d) Through site links shall comprise appropriate lighting for security and amenity.



Indicative-only through-site link locations and view corridors

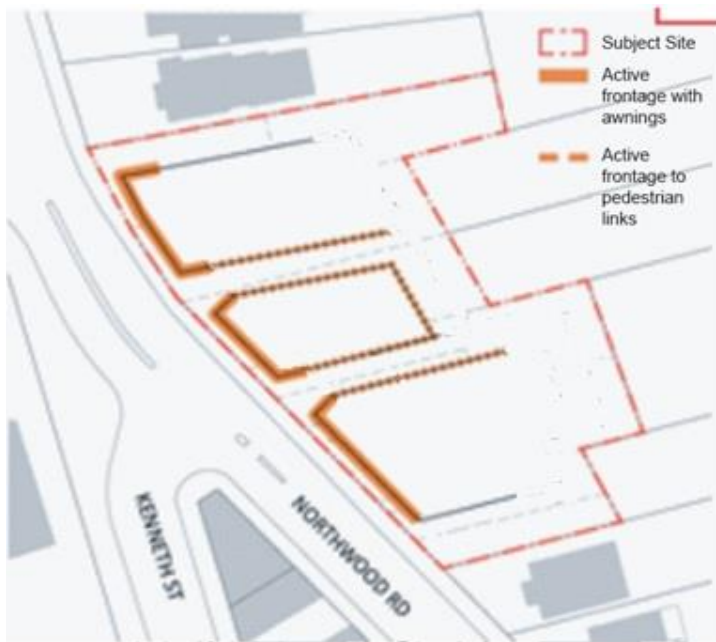
Active frontages

Objectives

1. To achieve a high-quality and attractive streetscape and public domain for all weather conditions.
2. To provide an active ground plane integrating with the adjoining public domain.
3. To provide active uses to through-site links.
4. To provide screening, public art or 'green' walls to inactive edges and blank walls.
5. Awnings are to be provided to the Northwood Road frontage.
6. The active uses and locations for awnings are to generally comply with figure below.

Provisions

- a) Footpaths shall be located along the site's Northwood Road frontage.
- b) Active uses shall be located in accordance with the indicative locations in the Figure below.
- c) Active uses shall incorporate one or a combination of the following:
 - a. Entrances to retail.
 - b. Shop fronts (including doors and/or windows).
 - c. Outdoor dining opportunities.
 - d. Glazed entries to lobby or reception areas.
 - e. Other non-residential uses such as business premises.
- d) Service areas, fire exit doors and blank walls facing an active frontage shall be minimised where possible.
- e) Where blank walls are unavoidable these facades should be treated with high-quality materials and design solutions.
- f) A horizontal awning shall be provided along the site's street frontage, in accordance with the indicative locations in the Figure below (subject to detailed design) and with a minimum width of 3 metres.
- g) Design of the awnings shall be integrated into the design of the ground floor and not to compromise street trees.



Indicative-only Active Frontages and Awnings

Building facades

Objectives

1. To respond to the existing fine-grain character of existing centre and Northwood Road.
2. To create and contribute to the character of the neighbourhood centre.
3. To create a built form transition to adjoining residential areas.

Provisions

- a) The building façade shall be broken up by vertical elements reflecting the existing 'fine-grain' pattern of the existing neighbourhood centre's traditional small shop street frontages and provide interest to the streetscape at pedestrian level.
- b) Facades shall be articulated along all boundaries.
- c) The future built form shall include appropriate articulation to create visual interest., such as a clear base, middle and top to the building.

Open space and landscape areas

Objectives

1. To achieve appropriate separation and landscape buffers between new development on site and neighbouring residential buildings.
2. To achieve high quality external recreational areas for residents.
3. To encourage casual passive surveillance to the bushland edge to the rear of the site.
4. To achieve mature landscaping to all side and rear site edges.
5. To achieve an expanded public domain for the centre.

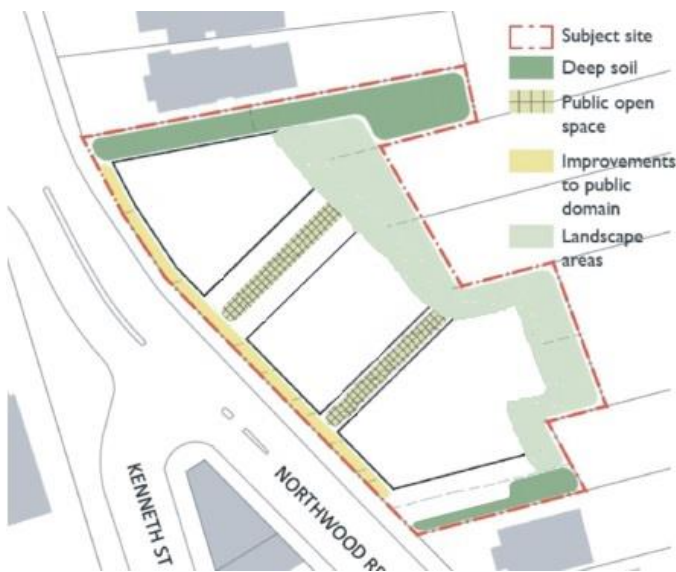
Provisions

- a) All setbacks to side boundaries are to be landscaped to reduce the visual scale of any new development.
- b) Provide new street trees to the existing Northwood Road verge

- c) Provide a 3 metre setback to the proposal to achieve a high quality public domain and paving for Northwood Road.
- d) Landscaped areas shall equate to a minimum of approximately 24% of the total site area.
- e) Landscape and communal open space areas may also be located along podiums and roof tops as outlined in the indicative location in the Figures below.
- f) All deep soil areas shall be landscaped to create a visual buffer to adjacent residential dwellings and to accommodate the growth of mature trees.
- g) The site comprises several Turpentine trees, which may be removed and replaced elsewhere only with consent from Council.
- h) Underground powerlines for length of the site frontage.
- i) The open space and landscape areas are to generally comply with Figure below.
- j) Seek to direct stormwater towards front of the site.
- k) Consider onsite reuse of stormwater.
- l) Street verge requires deep soil for street trees (consider planting in Strata cell-vault system).
- m) Investigate provision of semi-public space on podium for outdoor dining.



Indicative-only communal open space



Indicative landscaped open space areas

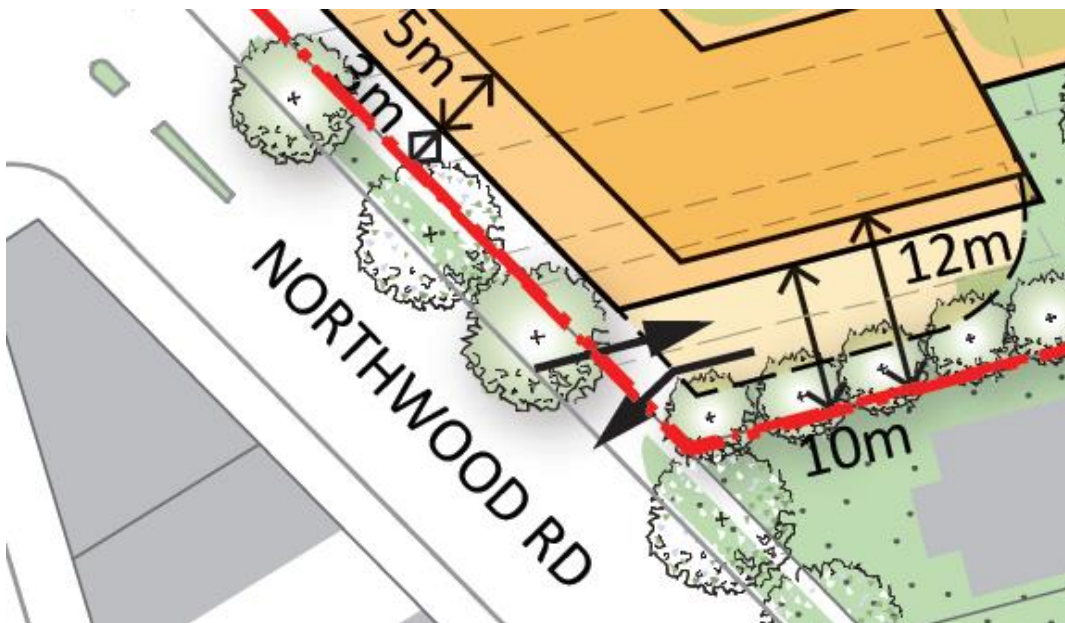
Transport and Parking

Objectives

1. To improve the site's accessibility.
2. To reduce the impact of vehicle crossings to Northwood Road.
3. To improve the public domain for pedestrians.

Provisions

- a) A maximum of one vehicle/service/access point located along the southern boundary of the site, as shown in the Figure below.
- b) Provide landscape buffers between any vehicle access points and adjacent residential development.
- c) Parking shall be provided in accordance with the requirements outlined in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
- d) Bicycle parking facilities shall be provided for employees of the development.
- e) Different land uses (for example, 'seniors housing' and retail etc) and vehicles (for example, service vehicles, ambulances, private vehicles etc) may share common vehicular access points.
- f) Given the sloping topography of the site, basement parking may be located above the natural ground level, however shall not be visible from the street level.
- g) Ensure uncompromised emergency service vehicle access into the site.



Indicative Vehicular Access Location

Solar Access

Objectives

1. To minimise overshadowing impacts to adjacent residential properties.
2. To maximise solar access to new open spaces within the site.

Provisions

- a) The proposed development should ensure that adequate solar access (a minimum of 2 hours mid-winter) is provided to:
 - a. the main living areas of neighbouring dwellings;

- b. the main living areas of the proposed development; and
- c. communal open space of the proposed development.

Bushland Protection

Objectives

1. To ensure design of development minimises impacts to adjacent bushland.

Provisions

- a. Buildings and structures are permitted on the site no closer than 10m from the rear boundary, subject to obtaining an ecological report confirming the site's suitability.
- b. Setbacks to rear boundaries, shall be planted with established trees and offset native indigenous plants, to assist the transition from the built form to the adjacent bushland.
- c. A landscape plan shall be submitted outlining an appropriate tree selection, including indigenous local species.
- d. Appropriate measures shall be undertaken to ensure that demolition, excavation and construction does not impact adjacent bushland.
- e. External building materials, finishes and colours should be non-reflective and blend with the natural landscape.
- f. Building design should have regard to the visual impact for users of the bushland.
- g. Appropriate stormwater measures shall be implemented to minimise any impacts to bushland, including sufficient deep soil be retained to permit the buffer area to be replanted with native indigenous plants
- h. A plan for impact minimisation of the bushland to be produced by a suitably qualified professional