

ATTACHMENT 2 – RELEVANT AIMS AND OBJECTIVES OF WILLOUGHBY LOCAL ENVIRONMENTAL PLAN 2012

Clause 1.2 Aims of Plan

Aim	Comment	Consistency
(a) for planning framework: (i) to establish a broad planning framework for Willoughby, and (ii) to enable the achievement of the goals and outcomes of the Willoughby City Strategy through planning controls	The proposal is consistent with the Willoughby City Strategy and does not seek any substantial changes to the broad planning framework for Willoughby	Yes
(b) for sustainability: (i) to conserve and enhance, for current and future generations, the ecological integrity, environmental heritage and environmental significance of Willoughby, and (ii) to promote an appropriate balance between development and management of the environment, that will be ecologically sustainable, socially equitable and economically viable, and (iii) to better manage the risks associated with climate change through mitigation and adaptation, and (iv) to reduce resource consumption through the planning and control of land use and development, and (v) to reduce potential energy and water consumption and waste materials during the construction, occupation, utilisation and lifecycle of buildings	The proposal will not result in any adverse environmental impacts. Sustainability issues will be further addressed in the EIS for the proposed hospital development.	Yes
(c) for environmental protection: (i) to identify, protect and enhance environmentally sensitive areas such as native vegetation and fauna, foreshore areas, open space and areas of high scenic landscape value, and (ii) to allow development at a scale that is sensitive to environmental constraints, and (iii) to control and manage any adverse environmental impacts of development, and (iv) to prevent loss of life and property by bush fires, by discouraging the establishment of incompatible uses in bush fire prone areas and incorporating as part of compatible developments protective measures that minimise bush fire risk without unacceptable environmental degradation, including: (A) construction techniques and materials to maximise their resistance to bush fire, and (B) adequate measures to enable the safe evacuation of people from the land and	The subject site is not environmentally sensitive or subject to bushfire risk.	N/A

Aim	Comment	Consistency
enable access to that land by emergency services during a bush fire,		
(d) for urban design: (i) to ensure development embraces the principles of quality urban design, and encourages innovative, high quality architectural design with long-term durability and environmental sustainability, and (ii) to promote development that is designed and constructed: (A) to enhance or integrate into the natural landform and the existing character of distinctive locations, neighbourhoods and streetscapes, and (B) to contribute to the desired future character of the locality concerned, and (iii) to ensure development design contributes positively to, and wherever possible facilitates improvements to, the public domain, and (iv) to preserve, enhance or reinforce specific areas of high visual quality, ridgelines and landmark locations, including significant gateways, views and vistas, and (v) to ensure that development design takes into consideration crime prevention principles,	The detailed design of the development will be the subject of the State significant DA/EIS currently being prepared in accordance with the SEARs. The design will promote quality urban design and respond to the streetscape and built form context of the broader St Leonards centre.	Yes
(e) for amenity: (i) to maintain and enhance the existing amenity of the local community, and (ii) to reduce adverse impacts from development on adjoining or nearby residential properties,	There are no residential properties in the vicinity of the site. As stated above, the design of the proposed hospital on the site will respond to the streetscape and built form context of the broader St Leonards centre.	Yes
(f) for housing—to provide opportunities for a range of housing choice in Willoughby to cater for changing population needs in accessible locations,	The Planning Proposal does not relate to development for the purposes of housing.	N/A
(g) for economic sustainability: (i) to provide opportunities for a range of employment opportunities in Willoughby, and (ii) to strengthen the viability and role of the city centres of Willoughby as places for commercial and cultural activities and services, and (iii) to maintain and encourage a diversity of industry and services in Willoughby,	The proposal provides the opportunity to increase the employment of the site and will strengthen the specialist health services role of St Leonards strategic centre.	Yes

Aim	Comment	Consistency
(h) for wellbeing—to provide for social, cultural, recreational and community activities to meet the needs of residents, workers and visitors to Willoughby,	The proposal will facilitate the development of a private hospital which will provide health services to meet the needs of the Willoughby LGA and broader regional populations.	Yes
(i) for heritage—to conserve items of environmental and cultural heritage and to retain the character of heritage conservation areas, The	There are no items of environmental heritage on the site	N/A
(j) for access: (i) to provide for local and regional transport needs and promote and increase the use of active transport through walking, cycling and the use of public transport, and (ii) to provide appropriate levels of car parking in connection with the location of development and managing the demand for ancillary car parking, where there is good access to public transport nodes and services, and (iii) to provide integrated development design of pedestrian and vehicular access, parking, loading and delivery facilities.	The site is very well located in relation to public transport services. The design of the proposed hospital on the site will incorporate appropriate car parking and access and loading arrangements.	Yes

Clause 2.3 Objectives of the IN1 General Industrial Zone

Objective	Comment	Consistency
To provide a wide range of light industrial, warehouse and related land uses.	The proposal retains the IN1 General Industrial zoning of the site and enables the continuation of light industrial, warehouse and other existing uses on the remainder of the site at 12 Frederick Street.	Yes
To encourage employment opportunities and to support the viability of centres	The proposed private hospital would generate approximately 166 FTE during operation and will contribute to the viability of the St Leonards strategic centre through the provision of this additional employment and a complementary land use	Yes
To minimise any adverse effect of industry on other land uses.	The proposal would not adversely impact on industrial or other land uses in the locality. Impacts such as noise will be fully considered in the EIS being prepared for the hospital development on the site.	Yes
To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.	The proposal relates to a private hospital which does not directly seek to meet the day to day needs of workers in the area. However, it is proposed to include small-scale related retail uses such as a café, florist and pharmacy which could be used by workers in the area.	Yes
To support and protect industrial land for industrial uses.	The proposal does not seek to replace the existing industrial zoning of the site, but seeks to permit an additional employment generating use on the site.	Yes
To identify and preserve industrial land to meet the current and future light industrial needs of Willoughby and the wider region.	The proposal does not seek to replace the existing industrial zoning of the site.	Yes
To accommodate industrial development that provides employment and a range of goods and services without adversely affecting the amenity, health or safety of residents in adjacent areas.	There is no residential development in the immediate vicinity of the site. The proposed private hospital development on the site will not adversely affect the amenity health or safety of	Yes

Objective	Comment	Consistency
	workers or visitors to the locality.	
To protect the viability of business zones in Willoughby by enabling development for the purposes of offices if they are used in conjunction with industrial, manufacturing, warehousing or other permitted uses on the same land.	The proposal does not relate to development for the purposes of offices.	N/A
To improve the environmental quality of Willoughby by ensuring that land uses conform to land, air and water quality pollution standards and environmental and hazard reduction guidelines.	The proposal will not result in any adverse environmental impacts.	Yes
To accommodate uses that, because of demonstrated special building or site requirements or operational characteristics, cannot be or are inappropriate to be located in other zones	The site is highly suitable for the development of a private hospital, given its proposed functional integration with the existing North Shore Private Hospital and location adjacent to the broader Royal North Shore Hospital Precinct.	Yes

Clause 4.4 Floor Space Ratio Objectives

Objective	Comment	Consistency
(a) to limit the intensity of development to which the controls apply so that it will be carried out in accordance with the environmental capacity of the land and the zone objectives for the land,	The proposed FSR will provide the flexibility to enable the development of a private hospital on the site that is consistent with the scale and density of adjacent health related development. The resultant development will be in accordance with the environmental capacity of the land. The proposal's consistency with the zone objectives for the site is outlined above.	Yes
(b) to limit traffic generation as a result of that development,	The preliminary traffic assessment concludes that the proposed hospital development will not result in any significant traffic or parking implications.	Yes
(c) to minimise the impacts of new development on adjoining or nearby properties from disruption of views, loss of privacy, overshadowing or visual intrusion,	The scale and density of the proposed hospital development will be addressed in detail in the EIS being prepared. As outlined in Section 7.1, the scale of the proposal is significantly smaller than the adjoining 11 storey Kolling Institute and will not result in any adverse visual impacts.	Yes
(d) to manage the bulk and scale of that development to suit the land use purpose and objectives of the zone,	As above	Yes
(e) to permit higher density development at transport nodal points,	The proposal is located approximately 500 m from St Leonards Railway Station and is considered suitable for higher density development than currently exists on the site.	Yes
(f) to allow growth for a mix of retail, business and commercial purposes consistent with Chatswood's sub-regional retail and business service, employment, entertainment and cultural roles while conserving the compactness of the city centre of Chatswood,	The site is not located in Chatswood and therefore the proposal does not impact on the character and use of Chatswood	N/A
(g) to reinforce the primary character and land use of the city centre of Chatswood with the area west of the North Shore Rail Line, being the commercial office core of Chatswood, and the	The site is not located within Chatswood	N/A

Objective	Comment	Consistency
area east of the North Shore Rail Line, being the retail shopping core of Chatswood,		
(h) to provide functional and accessible open spaces with good sunlight access during key usage times and provide for passive and active enjoyment by workers, residents and visitors to the city centre of Chatswood,	The site is not located within Chatswood	N/A
(i) to achieve transitions in building scale and density from the higher intensity business and retail centres to surrounding residential areas,	The subject site is not located in close proximity to residential areas	N/A
(j) to encourage the consolidation of certain land for redevelopment	Consolidation of land is not required for the proposal	N/A
(k) to encourage the provision of community facilities and affordable housing and the conservation of heritage items by permitting additional gross floor area for these land uses	The proposal does not relate to a community facility, affordable housing or a heritage item.	N/A