

- (d) *to allow residential buildings that provide a variety of housing choices for the needs of the local community,*
- (e) *to allow non-residential buildings that provide necessary services to the local community without adversely affecting the residential amenity of the zone."*

The uses permitted within the zone reflect the residential character of the zone, with limited commercial and other uses being permitted with consent. Uses permitted with consent are: *"boarding houses, childcare centres, community facilities, dual occupancies, dwelling houses, educational establishments, high technology medical industries (but only on land identified on the map for such a purpose), medical facilities, (but only on land identified on the map for such a purpose), places of public worship, recreation areas, residential medical practices, roads, seniors housing, tennis courts (private), townhouses (except on internal lots), utility installations (except gas holders or generating works), villa houses (except on internal lots). Demolition not included in Item 2."*

The planning proposal seeks an amendment to SSLEP2006 to allow additional uses for the site, these uses being **'shop top housing'** and **'health services facility'** or alternatively **'medical facility'**. An increase in density for the site is also proposed from FSR 0.45:1 to FSR 0.7:1. No change is proposed to the current maximum allowable height of 2 storeys. The floor space ratio proposed in the planning proposal is the same as the FSR permitted in the townhouse zone, Zone 5 – Multi-Dwelling B.

Maintaining the two (2) storey height limit on the subject land means that development, even with an increased FSR, could be designed to be compatible with the existing low density residential context. While the increased FSR means that additional floor space would be allowed on the site, the visual and amenity impacts of this extra floor space would need to be managed in the design of the development. The concept plans submitted by the applicants to support the planning proposal illustrate it is possible to develop an acceptable design within these constraints.

The concept plan shows a building with nil setback for part of its length on Georges River Road. The location of the site close to the centre and at a main intersection means that this is an appropriate location for a different type of building form. A building close to the boundary could more strongly define the space and become a landmark in the residential area, in a similar way to a group of corner shops.

(f) Sutherland Shire Development Control Plan 2006

Visual and amenity impacts: Front and side building setbacks

Sutherland Shire Development Control Plan 2006 (SSDCP2006) provides a range of controls that apply to developments across the Sutherland Shire, some of which are specific to zones. The controls which are relevant to Zone 4 - Local Housing include setback controls for development in residential zones. These are a primary street front setback control of 7.5 metres, secondary street frontage setback of 3 metres and minimum side setbacks of 0.9-1.5 metres. The concept plan for this development does not comply with these DCP setbacks at all points.

If the planning proposal proceeds into an LEP amendment, any development application would have to provide sufficient justification for a departure from the DCP standards. The design quality of the development, including setbacks, would be subject to a merit assessment by Council assessment officers, including review by the Architecture Review Assessment Panel. Neighbours' submissions on the proposed variation to the common building form in the area would also be taken into account in the assessment.

The applicant's concept plans allow a preliminary assessment of the visual and amenity impact of the concept plan building form at FSR 0.7:1 with a nil front setback. There appears to be merit in concentrating development towards the corner of Georges River Road and Wattle Road while allowing greater setback to the neighbouring dwellings. It is considered that substantial landscaped side and rear setbacks are shown in the concept plans (at FSR 0.7:1). This would be sufficient to mitigate privacy and overlooking impacts on neighbouring properties. The concept plan shows 35% deep soil landscaping, which is the standard for a townhouse development in Zone 5.

The variation in building form from the type of building commonly occurring in the area will result in a localised character change and should be considered in any development proposal. The corner location on a collector road close to Jannali centre is considered an appropriate location for a variation in building type, from the predominant form of single dwellings to a nil-setback shop form. It is noted, however, that the design of a development proposal should have sufficient setbacks and façade articulation to ensure that the development complements the residential neighbourhood context.

The proposed FSR of 0.7:1 and the proposed deep soil landscaped area of 35% are the same standards as currently apply to townhouses in Zone 5 - Multiple Dwelling A. As demonstrated by the proponent's concept plans, it is considered that a development with these development standards could be designed with acceptable visual and amenity impacts for future residents and neighbouring dwellings in terms of landscaped side and rear setbacks. However, the irregular shape of the site constrains the design, and the recommended FSR of 0.65:1 will increase opportunities for better design outcomes, for example by further articulation of the nil setback elevation to Georges River Road.

Parking:

The RTA document "Guide to Traffic Generating Development" includes recommendations for parking requirements for specific uses based on surveys conducted by the RTA (Section 5 'Parking Requirements for Specific Land Uses'). While the parking numbers for the proposed Medical Facility do comply with the provisions in SSDCP2006, they do not comply with the recommendations in the RTA Guide. The demand for parking created by the proposed use of medical centre is estimated in the Guide to be greater than the number of parking spaces shown in the concept plan for the site. A comparison table is shown below:

RTA 'Guide to Traffic Generating Developments' Section 5- Parking Requirements for Specific Land Uses 5.12 Health and Community Services 5.12.2 Extended Hours medical centres	SSDCP2006 Chapter 7 – Vehicular Access, Traffic, Parking and Bicycles 1.b.36 and 1.b.5	Applicant's Concept Plan: 121 Georges River Road, Jannali (14 spaces)
Medical Centre: 4 spaces per 100 sq m GFA Based on 341.7 sq m, scheme would require 12 -13 spaces.	Medical Facilities (1.b.36) 1 space per doctor (4 spaces) 1 space per 3 employees (1 space) 1 space for every 3 beds for visitor parking (1) 1 space suitable for an ambulance (1) Total: 7 spaces	7 spaces
	Flats: 3 x 2 bed flats: 1.5 spaces x 3 = 4.5 spaces 1x1 bed flat = 1 space 1x visitor = 1 space Total = 7 spaces	7 spaces

Previous Report on Doctors Surgeries and Parking PLN093-07

Council report PLN093-07 (13.11.06) "*Options to Free up the Restrictions on Doctors Surgeries within the Shire*" was written following representations from the Sutherland Division of General Practice (the Division). The report highlighted the need for more GPs in Sutherland Shire. Information provided by the Division showed that Sutherland Shire had (in 2005) fewer GPs per 1000 residents than most other LGAs in Sydney. The Division anticipated that the demand for GPs would increase in the Sutherland Shire as a result of increased demand generated by an aging population. The report also found that parking requirements were a major impediment to the establishment of new doctors' surgeries in the Shire. The discussion on parking in the report was focused on reducing parking rates required in the DCP at that time for residential medical practices (i.e. in modified dwelling houses). The report noted that overflow on-street parking from medical practices might impact on some nearby residents' amenity in terms of reduced availability of on-street parking and some noise impacts. However, the report presented the view that the impacts are likely to be minimal and localised and could be considered to be outweighed by the public gain of more GP surgeries within the Shire. The PLN093-07 Report Recommendation 2, adopted by Council, was to find additional localities for medical facilities within the residential zones of SSLEP2006. This planning proposal is consistent with that adopted recommendation.

It is recommended that the planning proposal be supported with a reduced FSR of 0.65:1. A reduction in gross floor area from 0.7:1 to 0.65:1 will reduce parking generation. It is also recommended that any future development application make allowance for an increase in on-site parking from the amount shown in the draft scheme.

The development will generate additional traffic and a traffic study may be required as part of a development application, which will allow a detailed assessment of the traffic impacts to occur. The streets adjacent to the subject site are used for commuter parking, being close to the railway station. If the planning proposal and a subsequent development were to proceed, the parking demand could be alleviated by extending the timed parking areas of the centre to include this area in order to limit commuter parking in the immediate vicinity of the site.

Although the amount of parking shown in the scheme for the subject site may be insufficient to meet the entire demand generated by the medical centre use, this could be improved in a future scheme and with a lesser FSR of 0.65:1. Generally, the public benefit of providing additional medical facilities in a locality where GPs are in short supply and where the local community is rapidly aging is considered sufficient to outweigh the possible public inconvenience caused by an on-site parking deficiency.

Conclusion

The planning proposal seeks an amendment to Sutherland Shire Local Environmental Plan 2006 to allow additional uses for the subject land at 121 Georges River Road, Jannali by adding '**shop top housing**' and '**medical facility**'. This necessitates an increase in density for the site from FSR 0.45:1 to FSR 0.65:1 with a minimum landscaped area of 35%. No change is proposed to the current maximum allowable height of two (2) storeys. The planning proposal would entail changes to SSLEP2006 Part 3 Special Provisions Clause 14 ' *Exceptions to Zoning Table - specified development on specified land* ' as follows:

"(1) Despite clause 11, consent may be granted to development specified in Column 2 of the Table to this subclause on corresponding land specified in Column 1 of the Table, subject to any corresponding requirements specified in Column 3 of the Table.

Column 1 Land	Column 2 Development for the purpose of the following	Column 3 Requirements
121 Georges River Road, Jannali	Shop top housing Medical Facilities	Floor space ratio of the development shall be limited to a maximum of 0.65:1. The minimum landscaped area of the site of any development is 35% "

The planning proposal is considered to have planning merit as it contributes to meeting State, subregional and local strategic objectives. Consistent with the South Subregional Strategy and Council's Aging Strategy, the proposal facilitates the provision of additional dwellings and medical facilities for an aging population in a location close to a centre and within walking distance of a railway station.

Council has already considered other planning proposals and issues which will form part of the next amendment to Sutherland Shire Local Environmental Plan 2006 (SSLEP2006). These items are held in abeyance until a number of issues can be collated to form a single amendment. If Council is supportive of this Planning Proposal (Appendix 4), it will be submitted to the Department of Planning and Infrastructure as part of the next consolidated LEP amendment. Council is also in the process of preparing a new Standard Instrument Local Environmental Plan. If Council is supportive of the Planning Proposal for 121 Georges River Road, Jannali, it is recommended that the amendment also be included in the draft Standard Instrument LEP.

Report Recommendation:

1. That a planning proposal for an amendment to SSLEP2006 as prepared by Environmental Planning (Appendix 3) for the site at 121 Georges River Road, Jannali be sent to the Department of Planning and Infrastructure for a gateway determination. The planning proposal seeks an amendment to Sutherland Shire Local Environmental Plan 2006 for the subject site to allow additional uses of 'medical facility' and 'shop top housing', increase in density from FSR 0.45:1 to FSR 0.65:1, and a minimum landscaped area of 35%.
2. That this Planning Proposal also be incorporated into Council's draft Standard Instrument Local Environmental Plan.

APPENDIX

Planning Proposal for 121 Georges River Road, Jannali

Appendix 1 Proponent's Planning Proposal and revised scheme



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GROUND_FLOOR-REV_E_pdf_1-0.pdf



UD07_MASTERPLAN__BUILDING_FOOTPRINT-REV_D_pdf_1-0.pdf



ISSUE_RECORD_pdf_1-0.pdf

Appendix 2 Site audit statement



Site_Audit_Statement_pdf_1-0.pdf

Appendix 3 Recommended Planning Proposal for submission to Department of Planning and Infrastructure



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Committee Recommendation:

1. That a planning proposal for an amendment to SSLEP2006 as prepared by Environmental Planning (Appendix 3) for the site at 121 Georges River Road, Jannali be sent to the Department of Planning and Infrastructure for a gateway determination. The planning proposal seeks an amendment to Sutherland Shire Local Environmental Plan 2006 for the subject site to allow additional uses of 'medical facility' and 'shop top housing', increase in density from FSR 0.45:1 to FSR 0.65:1, and a minimum landscaped area of 35%.
2. That this Planning Proposal also be incorporated into Council's draft Standard Instrument Local Environmental Plan.

Council Resolution:

1. That a planning proposal for an amendment to SSLEP2006 as prepared by Environmental Planning (Appendix 3) for the site at 121 Georges River Road, Jannali be sent to the Department of Planning and Infrastructure for a gateway determination. The planning proposal seeks an amendment to Sutherland Shire Local Environmental Plan 2006 for the subject site to allow additional uses of 'medical facility' and 'shop top housing', increase in density from FSR 0.45:1 to FSR 0.65:1, and a minimum landscaped area of 35%.
2. That this Planning Proposal also be incorporated into Council's draft Standard Instrument Local Environmental Plan.