

November 2012

RPS

Planning Proposal

**4-16 Northwood Road, 274 and 274a Longueville Road,
Lane Cove**

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1.0 INTRODUCTION

RPS acts on behalf of its client, EG Property, in preparing this Planning Proposal for 4-16 Northwood Road, 274 and 274a Longueville Road, Lane Cove.

This Planning Proposal has been prepared in accordance with the Department of Planning and Infrastructure's (DP&I) Gateway process and provides strong justification, based on the strategic planning, location and environmental considerations, for the amendment of the *Lane Cove Local Environmental Plan 2009* (LEP 2009).

The components of this Planning Proposal include:

- this proposal document;
- a preferred redevelopment scheme (Indicative Design Concept); and
- a master plan of the greater Northwood Neighbourhood Centre.

The purpose of the Planning Proposal is to rezone the site to a mixed-use precinct able to better respond to the site's parameters and the area's changing needs.

The purpose of the redevelopment scheme is to provide an example of a concept which demonstrates a potential physical outcome on the subject site. The context and location of the site, environmental constraints and opportunities and Council's set objectives for the neighbourhood centre have been considered in the development of this preferred scheme.

The purpose of the master plan is to consider more broadly the neighbourhood centre, Council's objectives for the centre and how the preferred scheme could relate to the potential development outcomes across the precinct.

1.1 Background

1.1.1 Council Meetings

During the preparatory phases of the Planning Proposal and concept development a number of meetings have been held with Council to introduce the ideas and to consider Council's input to inform the refinement of the proposal. Ongoing consultation with Council staff, elected officers, RMS and NSW RFS has occurred since April 2012 and has resulted in changes in regard to access points and additional documentation to support the Planning Proposal.

As a response to Council's recommendations and comments, the scheme has evolved with the developer securing the 11 titles that comprise a combined development area of 4,435.6 m². The site now presents a unique opportunity to achieve a contemporary mixed-use development incorporating residential and retail uses with significant functional and recreational public realm spaces at ground level.

1.1.2 Site Background

As described in the Lane Cove DCP 2009 Part D Commercial and Mixed Use Localities and discussed in numerous meetings to date, the Council has a vision for renewal and revitalisation of the Northwood Neighbourhood Centre to help create a pedestrian friendly, vibrant and active centre. Council has broad objectives for this locale as stated in the DCP that caters for the local needs of this part of Lane Cove. The DCP recognises that increased density is needed to help revitalise the centre.

It should be noted that the amalgamation of this land had not previously been considered when strategies for the neighbourhood centre were developed.

1.2 Summary

The majority of the site is located in the Northwood Neighbourhood Centre, as identified in Part D Commercial Development and Mixed Use of the Lane Cove Development Control Plan 2009 (DCP 2009). To become an attractive focal point and a functioning local centre the renewed Northwood Neighbourhood Centre and indeed any successful centre must:

- Provide a mix of uses for people to work, shop, recreate, relax and socialise.
- Comprise a built form which is denser than the surrounding context with the necessary critical mass required to sustain centre vitality and an appropriate mix of uses.
- Express the focal point of the neighbourhood through an appropriate built form while ensuring no unreasonable environmental impacts.
- Offer convenience fresh food retailing for the local neighbourhood.
- Be a building of architectural, landscape and urban design excellence.
- Activate shopping streets and pedestrian prioritised spaces.
- Achieve integration and connectivity with adjacent land uses particularly the natural bushland.
- Be connected with local and regional public transport networks.
- Provide safe and convenient vehicle access loading and parking.

Although the plan in Part D of the DCP 2009 does not specify the two northern residential lots as part of the Northwood Neighbourhood Centre, this boundary is notional and when drawn did not contemplate the potential inclusion of these single detached dwellings. In the context of the surrounding land uses these dwellings are an anomaly and their inclusion in the amalgamated site provides for a logical northward extension of the centre, closer to the Council-owned open space to the north and the terminating vista along River Road west.

The site is zoned predominantly B1 Neighbourhood Centre, with the northern lots zoned R4 High Density Residential and a minor eastern portion of the land comprising E2 Environmental Conservation. The amalgamated site has a variety of existing land uses, being currently occupied by two detached dwellings, a service station, mechanic shop and single and two-storey commercial buildings.

The site and surrounding properties that together make up the Northwood Neighbourhood Centre generally lack a useful array of neighbourhood shops and there is currently no strong focal point for the centre. Nevertheless the centre plays a very important role in the municipality and as an active public place would offer significant community benefits.

Redevelopment of this amalgamated site provides a unique opportunity for much needed renewal, together with a range of recreation, employment, retail, housing, public open space and place-making benefits to service the established and future population of the locale. The consolidated site therefore presents a fresh opportunity to assist in the achievement of Council's vision, most notably to reinforce the neighbourhood atmosphere of the centre, remove the unsightly service station and provide public access to the significant natural bushland asset that lies to the east and north of the site.

The current development controls do not encourage redevelopment and are unlikely to stimulate urban renewal in the area because they do not contain the development returns and yields necessary to initiate this as found in the Economic Impact Assessment and the Northwood Centre Analysis in **Appendices F and G**

respectively. Amendment(s) to the zoning, height and FSR controls applying to the site, are therefore proposed.

A preferred redevelopment scheme is shown as an Indicative Design Concept (IDC) in **Appendix B**. A large public plaza space has been created to provide a focal point for the neighbourhood, enlivened by the creation of retail uses at street level. The IDC allows, for the first time, for there to be both a visual and physical link to the bushland to the north and rear of the site.

A master plan has been prepared in support of this Planning Proposal to show the massing and built-form development potential of the broader centre. The Northwood Neighbourhood Centre Master Plan Design Principles and Block Study Options in **Appendix C** outlines how the other portions of the Northwood Neighbourhood Centre may be developed to achieve a pedestrian friendly, vibrant and active neighbourhood centre where there may be future specific guidelines on height, FSR and building design.

The master plan, together with a suite of performance-based design criteria could be adapted as an amendment to the Northwood Neighbourhood Centre DCP controls, following a favourable Gateway Determination.

The Northwood Neighbourhood Centre Master Plan and the IDC are described in further detail in Section 3.0 - Supporting Documents of this submission.

The Planning Proposal seeks to amend *Lane Cove Local Environmental Plan 2009* (LEP 2009) to standardise the zoning across the site and also to increase density on the site in order to initiate a process of redevelopment in the locality. The land is currently an amalgamation of many different zones: part of the site is zoned B1 Neighbourhood Centre. There is also R4 High Density Residential and E2 Environmental Conservation under the LEP 2009. The current controls permit an FSR of 1:1 and a building height of 9.5m on the B1 zoned land and an FSR of 0.8:1 and a building height of 12m on the R4 zoned land.

The Planning Proposal seeks to create one homogenous B1 zone across the site, thereby rezoning the R4 and E2 zoned land that falls within the site's boundaries to B1 and amending the FSR to 2.5:1 and height to 25 m for the site. The proposal also seeks to amend the neighbourhood shop control to permit a single neighbourhood shop to exceed the 400 m² minimum, up to 1,000 m².

The Planning Proposal and the successful rezoning of this site would provide new opportunity for the following benefits to be achieved within the precinct:

- 1) Consolidate the centre and design buildings and spaces to create a new and improved sense of place.
- 2) Achieve significant streetscape and urban design improvements at a prominent intersection that would achieve the objectives and desired future character of the Northwood Neighbourhood Centre.
- 3) Reduce vehicle conflict points along Northwood Road and generally improve conditions for other modes of transport such as bikes and pedestrians.
- 4) Create more public realm areas at ground level across the site.
- 5) Improve and foster neighbourhood convenience shopping, in a genuinely local and convenient retail offering.
- 6) Promote living, working, leisure and shopping experiences within the one precinct.
- 7) Provide enhanced natural views and physical and visual connectivity to the adjacent bushland reserve.

- 8) Increase passive surveillance of the centre, the street and adjacent public reserve areas.
- 9) Increase the availability and choice of housing, and provide for a range of accommodation, affordability and demographics.
- 10) Encourage employment generation.
- 11) Improve local services including better integration with existing recreational and sporting facilities such as the Lane Cove Country Club and the Longueville Sporting Club.

The site provides a unique opportunity for urban renewal through increased density in that it is a large consolidated site adjacent to a bushland corridor, located with excellent access to public and private transport and is underutilised and underdeveloped in a neighbourhood where renewal is encouraged. Other B1 zoned land within the Lane Cove LGA does not appear to provide the same range of opportunities and therefore the Planning Proposal will not establish an undesirable precedent for the B1 zone.

It is for all of the abovementioned reasons that a strong planning rationale exists for a new B1 zone with new controls at the Northwood Neighbourhood Centre.

2.0 THE SITE

2.1 Description

The site is located at 4-16 Northwood Road and includes the properties at 274 and 274a Longueville Road, Lane Cove, at the intersection with Kenneth Street. The site comprises 11 allotments under common ownership, being Lot 1 DP857133, Lot 2 DP857133, Lot 1 DP 663462, Lot 4 DP 321048, Lots A, B, C, D and G DP 307899 and Lots 1-2 DP 445348 (refer to Survey at **Appendix I**).

The site has an area of approximately 4,435.6 m² and is irregular in shape, with an approximate 70m frontage to Northwood Road. The site is currently occupied by a variety of land uses, including retail, commercial and residential. Two detached dwelling houses are situated at the northern portion of the site. South of these lots, there is currently a service station and mechanic shop while a two-storey mixed-use development comprising three commercial units and two apartments, is located in the central portion of the site. A single-storey commercial building containing two apartments makes up the southern portion of the site. Currently, four vehicle cross-over points provide access to the existing separately-titled sites along Northwood Road (refer Figure 2-1).

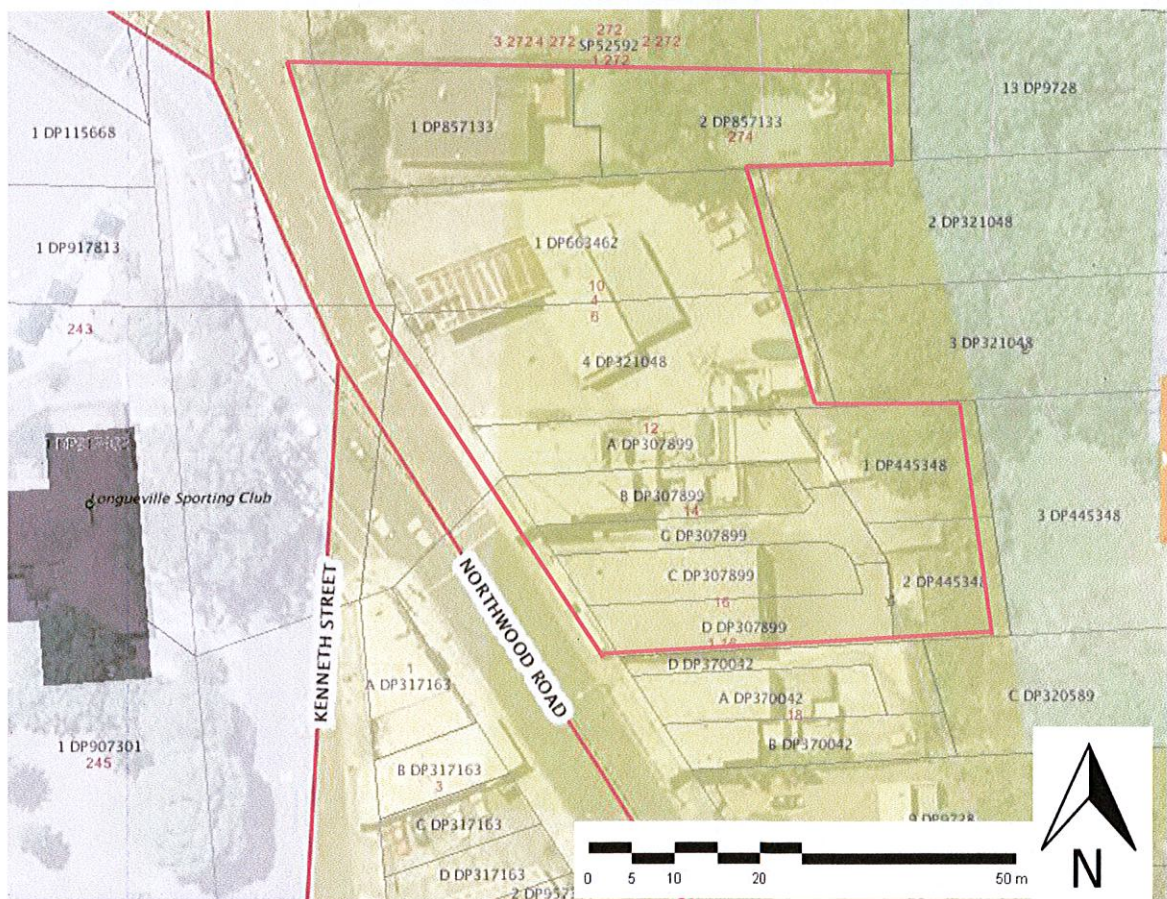


Figure 2-1 Site Location and land titles amalgamated



Figure 2-2 Site Aerial

2.2 Surrounding context

The site is situated within and straddles the precinct identified in Council's DCP 2009 as the Northwood Neighbourhood Centre, comprising a collection of shops and commercial premises. The built-form of the centre and immediate surrounds includes both single and two-storey commercial developments and up to 5 storey residential development (refer to Figure 2-2). The existing two detached dwellings on the northern lots of the subject site add to the mix of uses and to the zoning complexity in this context, located between a service station and residential flat buildings. The zoning of this land as R4 contemplates and encourages their redevelopment at some future time.

A large variety of land uses already exists at and in the vicinity of the site comprising the following:

- Single storey commercial building and bottle shop on the eastern side of Kenneth Street.
- Central Park, including the Longueville Sporting Club on the western side of Kenneth Street.
- Lane Cove Tennis Club.
- One Caltex and one BP service station running between Kenneth Street and River Road.
- Bushland owned by Council to the east of the site.
- Commercial building and low density residential development to the south of the site.
- Medium to high density residential development to the north of the site.

There are no supermarkets or convenience stores in the Northwood Neighbourhood Centre, with three service stations providing the only retail offering for local residents. There is no consistent street alignment, with a variety of building setbacks along Northwood Road. The Neighbourhood Centre has been identified by DCP 2009 as being fragmented, with disconnected retail shops along both sides of Northwood Road, which do not create a strong sense of place or act as a true neighbourhood centre for the local community.

Overall the Northwood Neighbourhood Centre is a heavily car-dominated environment with pedestrians confined to narrow footpaths along busy roads.

DCP 2009 recognises this where it states that the Northwood Neighbourhood Centre provides a low-quality pedestrian environment and lacks activation at street level. At a consultation meeting with Lane Cove Councillors and Council Officers in late 2011, strong support was expressed for the revitalisation and rejuvenation of the centre in order to achieve a sense of place and neighbourhood to better meet the objectives set out in Council's LEP 2009 and DCP 2009 for this locale.

The following photos illustrate the existing uses on the site and surrounding areas.

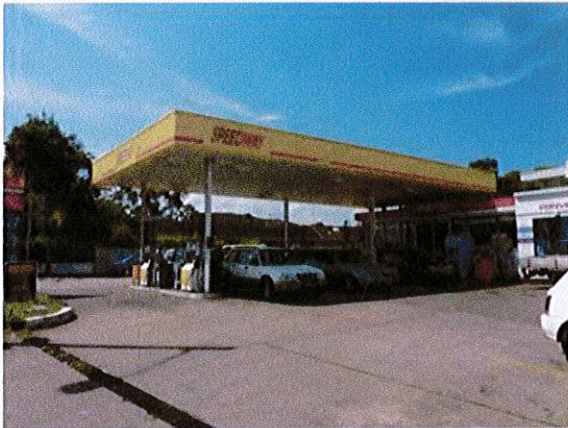


Plate 2-1 Service station located in the north of the site.



Plate 2-2 Commercial buildings at the southern portion of the site.



Plate 2-3 Longueville Sporting Club on Kenneth Street, west of the site.



Plate 2-4 Kenneth Street looking back towards the intersection of Northwood and Longueville Roads.



Plate 2-5 Commercial property at the intersection of Kenneth Street and Northwood Road.

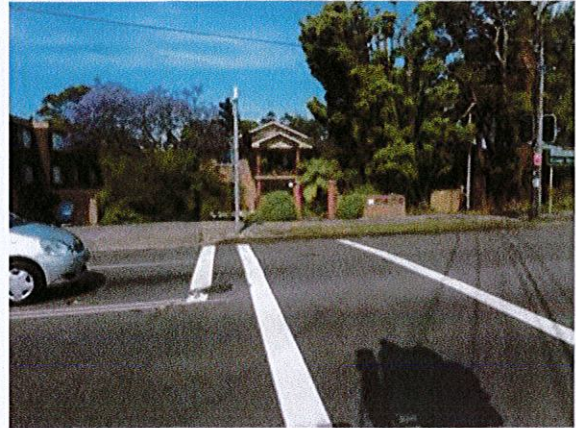


Plate 2-6 Residential property north of subject site on Northwood Road.

2.3 Local Planning Controls

2.3.1 Lane Cove Local Environmental Plan 2009

It is important for any future development within the LGA to be cognisant of and give consideration to the general aims of the planning controls set for the area. In the case of the LEP 2009, the following aims apply generally with those specific or relevant to this Planning Proposal bolded:

- a) **to establish, as the first land use priority, Lane Cove's sustainability in environmental, social and economic terms, based on ecologically sustainable development, inter-generational equity, the application of the precautionary principle and the relationship of each property in Lane Cove with its locality,**
- b) **to preserve and, where appropriate, improve the existing character, amenity and environmental quality of the land to which this Plan applies in accordance with the indicated expectations of the community,**
- c) **in relation to residential development, to provide a housing mix and density that:**
 - (i) **accords with urban consolidation principles, and**
 - (ii) **is compatible with the existing environmental character of the locality, and**
 - (iii) **has a sympathetic and harmonious relationship with adjoining development,**
- d) **in relation to economic activities, to provide a hierarchy of retail, commercial and industrial activities that enables the employment capacity targets of the Metropolitan Strategy to be met, provides employment diversity and is compatible with local amenity, including the protection of the existing village atmosphere of the Lane Cove Town Centre,**
- e) **in relation to the management of open space, public and privately-owned bushland, riparian and foreshore land:**
 - (i) **to protect and, where possible, restore all bushland areas, including all rare and threatened species and communities, and**
 - (ii) **to protect and, where possible, restore all riparian land along, and the inter-tidal zones and foreshores of, the Lane Cove River and Sydney Harbour and their tributary creeks, and**

- (iii) to make more foreshore land available for public access, and
- (iv) to link existing open space areas for public enjoyment,

f) in relation to conservation:

- (i) to protect, maintain and effectively manage public and privately-owned watercourses and areas of riparian land, foreshores and bushland and, where possible, restore them to as close a state to natural as possible, and
- (ii) to ensure that development does not adversely affect the water quality or ecological systems of riparian land or other areas of natural environment, and
- (iii) to control all new buildings to ensure their compatibility with surrounding existing built form and natural environmental character, and
- (iv) to conserve heritage items,

g) in relation to community facilities, to provide for the range and types of accessible community facilities that meet the needs of the current and future residents and other users,

h) in relation to the principle of integrating land use and transport, to relate development to sustainable traffic levels,

i) in relation to accessibility, to increase the number of accessible properties and facilities in Lane Cove,

j) in relation to housing, to increase the number of affordable dwellings in Lane Cove and to promote housing choice.

Under LEP 2009, the majority of the site is currently zoned B1 Neighbourhood Centre, with the northern two lots zoned R4 and a portion of land to the east zoned E2 Environmental Conservation. The site's zones are outlined within the green boundary line, as shown in Figure 2-3 below.

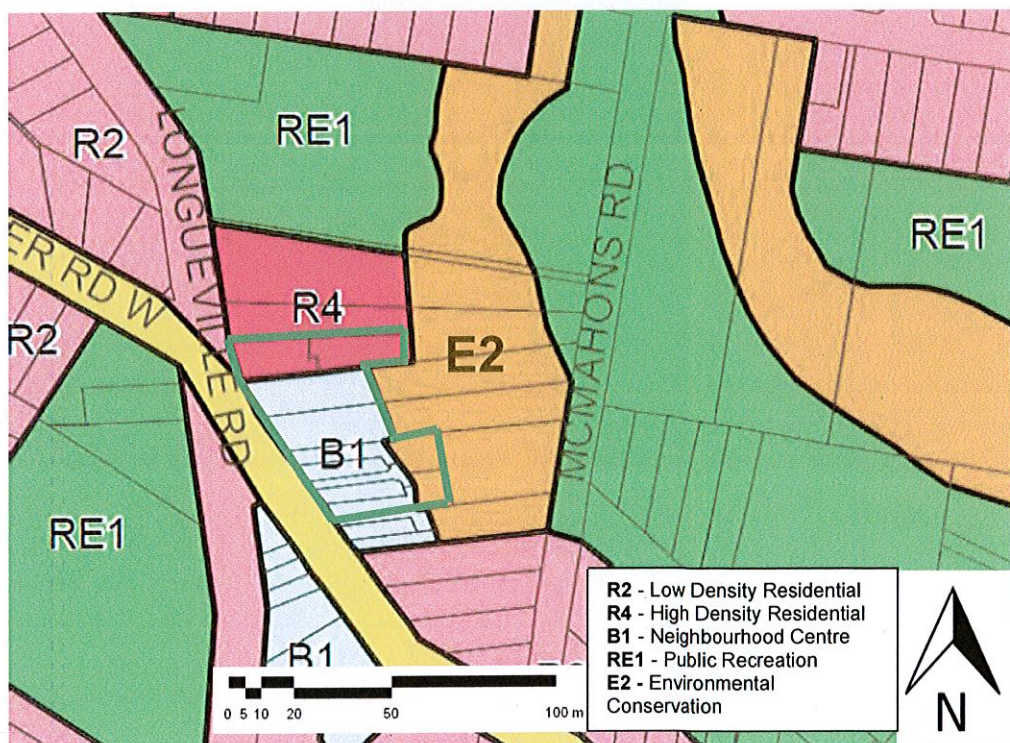


Figure 2-3 Zoning Plan (Lane Cove LEP 2009).

Development permitted with consent in the B1 zone includes:

Boarding houses; Business premises; Car parks; Child care centres; Community facilities; Medical centres; Neighbourhood shops; Office premises; Respite day care centres; Restaurants or cafes; Roads; Shop top housing; Signage; Take away food and drink premises; Veterinary hospitals.

Development permitted with consent in the R4 zone includes:

Bed and breakfast accommodation; Boarding houses; Child care centres; Community facilities; Exhibition homes; Group homes; Home businesses; Home industries; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Shop top housing; Signage

The only developments permitted with consent in the E2 zone are environmental facilities and roads. Environmental protection works are permitted without consent and all other development is prohibited.

The maximum permitted height on the B1 zoned portion of the site is 9.5 m and the maximum permitted FSR is 1:1. The R4 zoned portion of the site permits a maximum height of 12 m and a maximum FSR of 0.8:1. There are no height or FSR controls applying to the E2 - zoned land.

Clause 5.4 of the LEP 2009 provides controls relating to miscellaneous permissible uses. Clause 5.4(7) relates to neighbourhood shops and states:

If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor area must not exceed:

- (a) if the property fronts a local road-300 square metres, and*
- (b) if the property fronts any other road-400 square metres.*

Based on the use of this 'template' clause in other standard template LEPs, it is understood that this control is a limitation on the size of individual retail tenancies, rather than a cap on the total amount of non-residential floor area allowable on land where neighbourhood shops are permitted.

2.3.2 Lane Cove Development Control Plan 2009 – Part D Commercial development and Mixed Use Localities

DCP 2009 identifies the area as the Northwood Neighbourhood Centre. Through site-specific provisions, the DCP outlines the primary issues facing the Neighbourhood Centre, the design strategies for the centre and the desired future character with a number of objectives.

Appendix H outlines the relationship between this Planning Proposal and the controls and objectives of DCP 2009. Areas where the Planning Proposal departs from the objectives are described in detail at **Appendix H** as well as summarised below.

Given the highly fragmented nature of the site, it is likely that previous strategic planning considerations relating to the Northwood Neighbourhood Centre did not contemplate the amalgamation of the current sites. As such the current controls tend to favour a concentration of pedestrian activity and retail on Kenneth Street, rather than Northwood Road. The amalgamation of the subject site provides the added opportunity to achieve the objectives of the DCP in a different location whilst supporting and complementing the original objectives of a centre focused around Kenneth Street.

One of the objectives of DCP 2009 is to prohibit large retail outlets such as major supermarkets that would compete directly with Lane Cove Village Centre. The Village Centre is currently fully developed and contains 2 major full line supermarkets (Woolworths and Coles), each in the range of 3,000 m². This Planning Proposal seeks to increase the permitted floor area of one of the future neighbourhood shops to be greater than the 400 m² maximum to provide for a small supermarket. Based on the current design and economic considerations, this single tenancy would comprise approximately 600 m² of shop space, with 400 m² of back-of-house and therefore could not be considered a competitor to the large supermarkets, rather a niche supermarket to serve the local community and provide for convenience shopping needs. The Northwood Centre Analysis detailed in **Appendix G**, concludes that the provision of a medium-sized supermarket at the Northwood Centre would be well supported by the Northwood catchment area and is critical to the Northwood Centre's redevelopment potential and future success as an active and welcoming centre.

This concept was previously considered in the earlier approval on a part of the site in 2008. The development approved was for the construction of a two-storey building comprising shops on the ground and upper floors and basement car park with a total of 1,569.47 m² of floor area. The ground floor level consisted of 537 m² of retail shop and 264 m² of retail storage. This DA consent remains active. The ground floor of this original plan could potentially be utilised as a niche supermarket, with a combined floor area and storage of 801 m². This Planning Proposal seeks to develop a speciality market of 600 m² of retail and 400 m² of storage, which is more in line with the demand in the area and which better serves the general objectives of DCP 2009 to activate the street frontages at Northwood.

SK 1201

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DATE: 11 OCTOBER 2012
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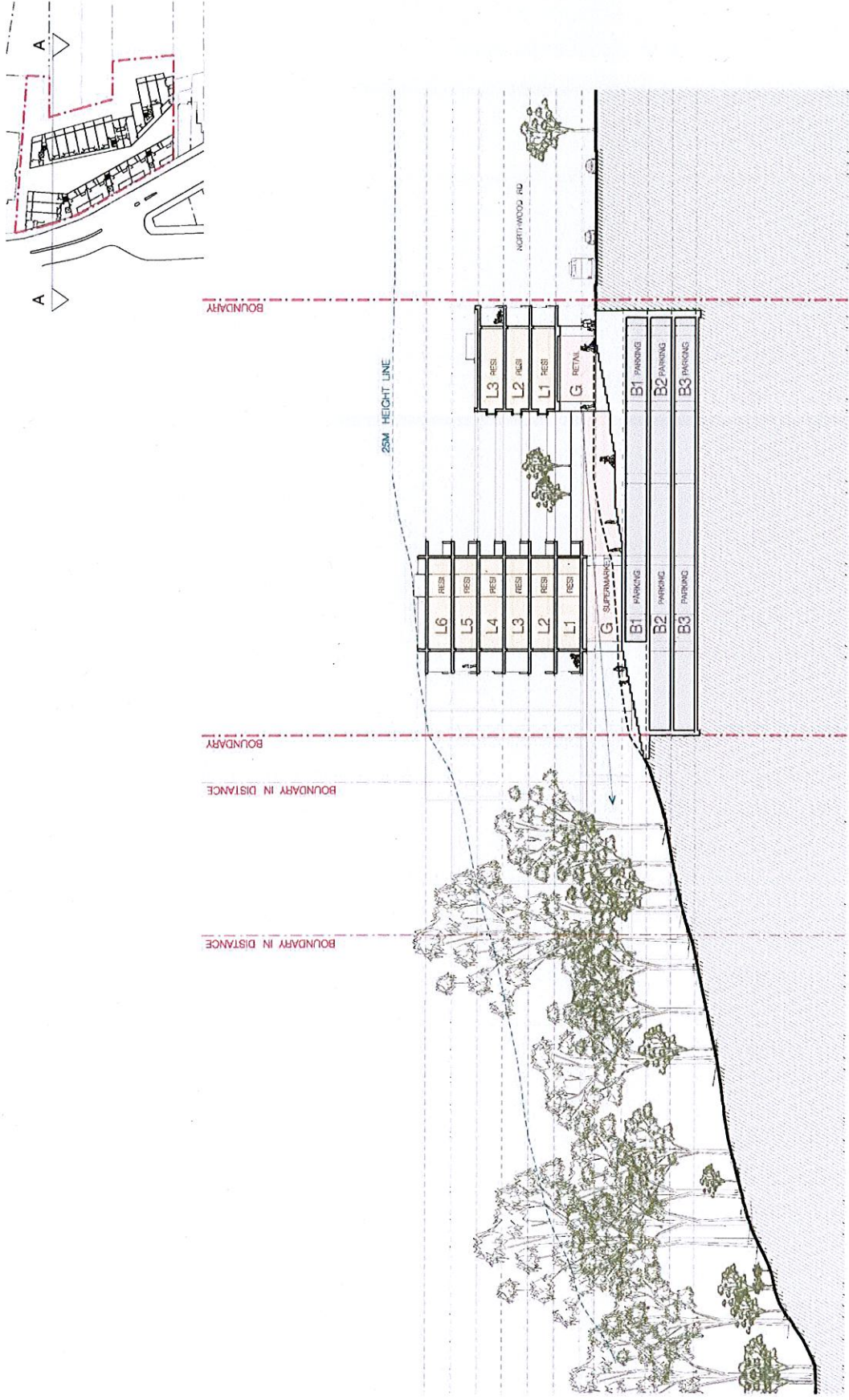
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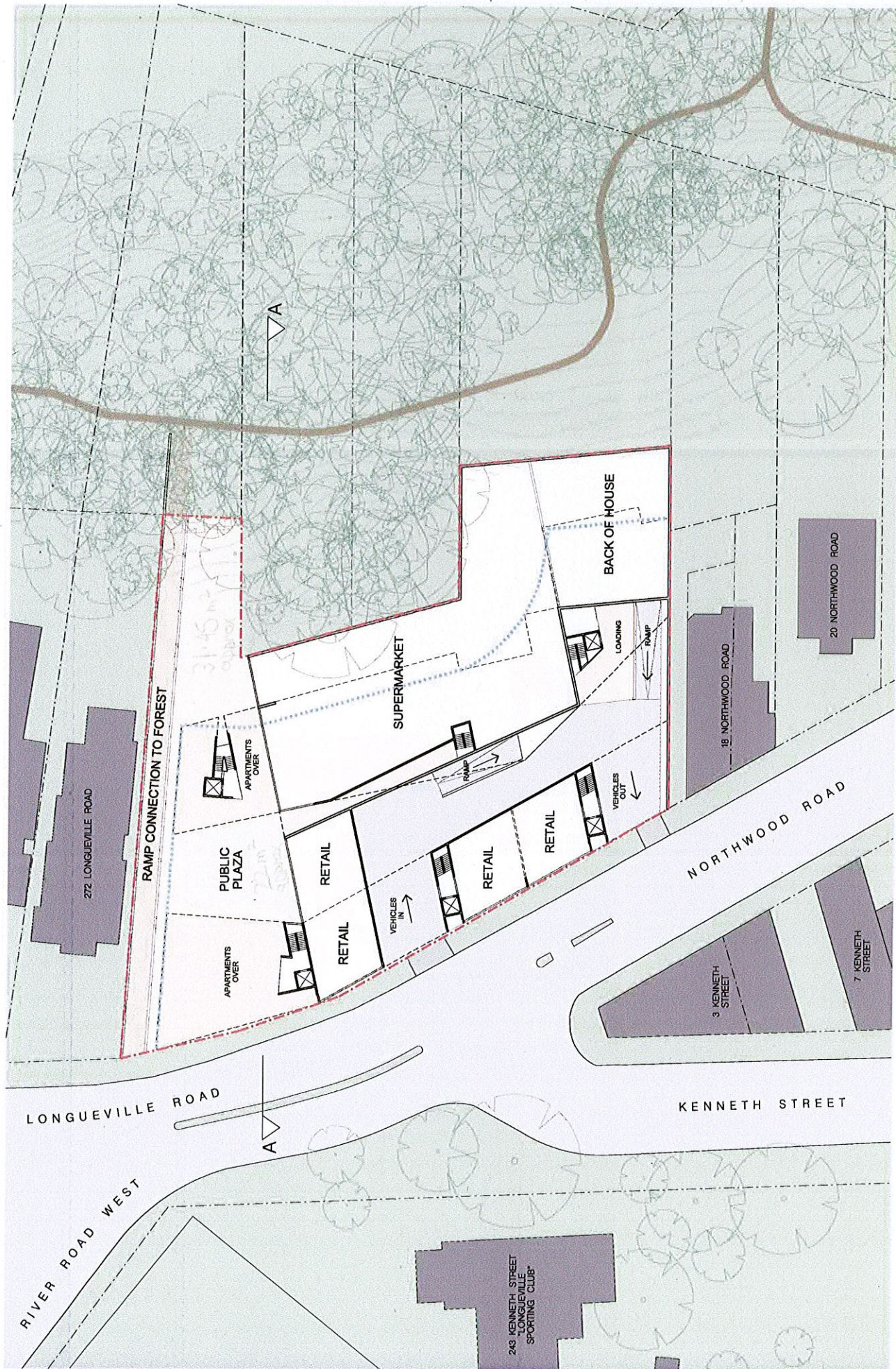
JOB NO: 5576
PROJECT: NORTHWOOD ROAD, NORTHWOOD
CLIENT: DEMARA PTY LTD

Number	Description
1	Ground level
2	Ground level

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Revision	Description	By	Date
1	Initial Design	AD	11/10/12
2	Final Design	AD	11/10/12

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of the various place-making, transport, housing, employment and natural bushland benefits of the IDC is included in Section 6 of this Planning Proposal.

To provide continuity between the proposed LEP amendment and the IDC, it is intended that a suite of prescriptive and performance controls be applied to the site, with an amendment to DCP 2009, following Gateway Determination. Prescriptive controls could relate to the area of public plaza, building setbacks, vehicle entry location, the number of parking and loading spaces and the minimum amount of retail space to ensure an active ground plane.

Performance criteria would seek to ensure the delivery of:

- design and architectural excellence;
- all public benefits described throughout this Planning Proposal;
- improved urban amenity;
- provision of public open space on site;
- public links to the bushland; and
- reduced vehicle driveway crossovers.

The IDC has been prepared by Candalepas Associates in collaboration with Wendy Lewin and Landscape Architect, Teresa Moller.

Candalepas Associates is a leading design practice with a wide range of experience, encompassing architecture, urban design, planning and interior design. Established in 1999, the company has grown to 27 staff members, and has received numerous industry awards, prizes and competition short listings. Recent accolades include a National Architecture Award for the Waterloo Street residential development, and the prestigious Sulman Medal, awarded by the Australian Institute of Architects for the All Saints Primary School. The practice has been widely published in national and international journals and books, and its design work has been exhibited in Venice, Barcelona, New York, Sydney, Melbourne and Canberra.

Wendy Lewin was awarded the Royal Australian Institute of Architecture's 2007 Marion Mahoney Griffin Prize for her multifaceted contribution to the architectural profession over twenty seven years. Wendy collaborated with Glenn Murcutt and Reg Larke on the Arthur & Yvonne Boyd Education Centre, which in 1999 was awarded the Sir Zelman Cowen Award for Public Buildings – the RAIA's most prestigious federal award – as well as the Sulman Award and the Kenneth F. Brown International Award for Architectural Culture in the Asia Pacific Region.

The works of Teresa Moller demonstrate both a belief in nature's rehabilitative power, and ambivalence towards altering the natural world with manmade structures. Accordingly, her landscape interventions seek to both create a stage for nature, and to disappear entirely into it. A protégé of pioneering Modernist landscape architect Juan Grimm, Moller is today regarded as one of the world's foremost designers of landscapes, gardens and urban spaces.

3.2 Northwood Neighbourhood Centre Master Plan Design Principles and Block Study Options

The current controls applying to the Northwood Neighbourhood Centre in LEP 2009 provide little incentive for urban renewal and do not contemplate or facilitate development that would assist in the revitalisation of the area. In order to stimulate urban renewal for this precinct, which is much needed at this site and location, it is considered that controls relating to height, density and land use be reassessed.

A master plan has been developed for the Northwood Neighbourhood Centre (also see **Appendix C**), which demonstrates what is considered to be a size, scale and form of development appropriate to the environment and desired character of the area as a Neighbourhood Centre. It demonstrates how the local context has been considered in reaching both the IDC and the proposed amendments, the subject of this Planning Proposal.

The master plan acknowledges the studies and strategies set out in the DCP 2009 and expands these ideas to illustrate a future built form for the Northwood Neighbourhood Centre.

Set out below is a specialised study commissioned specifically to examine the precinct settings of the Northwood Neighbourhood Centre. The analysis contemplated all of the site's attributes and constraints including terrain, topography, title-amalgamation, physical and man-made constraints, access, transport and others.



Figure 3-1 Northwood Neighbourhood Centre Precinct Boundaries

The study carried out to inform the concepts of this submission, concludes that there is strong merit in support of the future development of the centre as it enables redevelopment which:

- creates a scheme of architectural quality prepared by leading NSW architects and an excellent example of mixed use urban infill.
- produces a public benefit by opening up views of the bushland and Lane Cove Country Club for the

enjoyment of all.

- provides new high-quality housing in a discrete manner.
- is built on land that has been previously developed.

The following are key recommendations for the future built form and spatial structure within the Northwood Neighbourhood Centre:

- Maintain the existing street and block pattern and street alignments.
- Introduce a cross block connection from Northwood Road to Kenneth Street.
- Link the bushland corridors from Central Park and Warraroon Reserve on the west to the Environmental Conservation zone and Lane Cove Country Club in the east, both sides of the Centre with pedestrian connection / view corridor.
- Open up view corridors from Northwood Road to the Lane Cove Country Club and bushland through the Eastern Precinct.
- Ensure that:
 - » all buildings are to follow the street and open space alignments (as much as is possible given the constraints related to a residential footprint in the Western Precinct); and
 - » all buildings create a clear roof line to the sky.
- Adjust heights so that:
 - » a six-storey block edge building is located on the corner of Northwood Road and Kenneth Street in the Western Precinct;
 - » four-storey buildings are located to the southern end of the Western Precinct;
 - » four-storey buildings are located along Northwood Road in the Planning Proposal site in the Eastern Precinct; and
 - » buildings at the rear of the Planning Proposal site are visually limited to one storey above the top level of the buildings along Northwood Road.
- Adjust density so that the Floor Space Ratio (FSR) is the result of the agreed building envelopes. These will be dependent on the final mix of uses. An FSR of 2.5:1 is suggested as a maximum for the Eastern Precinct and an FSR of 2.3:1 is suggested as a maximum for the Western Precinct.
- Adjust carparking requirements and Section 94 Contributions so that the required urban form can be achieved. This may be necessary in the Western Precinct also, as is suggested.
- Agree preferred vehicle access with the RMS and Lane Cove Council.
- Support the Planning Proposal as a catalyst for development of the Centre.

It is noted that the master plan recommends modifications to the IDC which have been integrated in this Planning Proposal.

The master plan has been prepared by Jan McCredie. Jan holds a Masters Degrees in Architecture and Urban Design and a Diploma in Town and Country Planning. She has held senior positions in the private sector, and directorships in Local and State Government in Australia and New Zealand. Her specific expertise is urban design and the relationship between urban design, planning and architecture. She is a passionate advocate of the role of design as a basis for planning and has detailed technical knowledge of the implications of planning controls on design and development outcomes. She has had extensive experience in stakeholder liaison and community involvement in the planning process.

Jan is responsible for the Pymont Point Master Plan. This Master Plan was the first design based Master Plan in Australia and won 1997 "Urban Design in Australia" awarded by Australia Council of Building Design Professionals.

Her position as Director Urban Design Advisory Service (UDAS) Department of Planning NSW provided Jan with the opportunity to implement the Premier's Design Excellence Programme and developing SEPP 65 and the Residential Design Flat Code (RFDC) regarded highly across Australia.

Jan has received numerous urban design awards and has provided input on a number of publications.

3.3 Specialist Studies

The following specialist studies have been undertaken as part of this Planning Proposal.

- Survey Report by Watson Buchan Consulting Surveyors
- Ecology Assessment by Travers Bushfire Ecology.
- Traffic Assessment by Traffix.
- Economic Impact Assessment by Urbis.
- Indicative Design Concept (IDC) by Candalepas Associates.

After further discussions and consultation with Council, the following studies have been undertaken as part of this Planning Proposal.

- Northwood Centre Analysis by MacroPlan Dimasi.
- Neighbourhood Centre Master Plan Design Principles and Block Study Options by Jan McCredie Urban Design.

Further studies would be undertaken post Gateway Determination. A Contamination Assessment was not deemed necessary at this stage as the Planning Proposal principally seeks to change the development standards rather than add additional uses to the majority of the site. As such, contamination issues would be examined and addressed as part of any future development application relating to the land, irrespective of any change to the LEP. A contamination investigation could be undertaken following a Gateway Determination, if required.

4.0 PART I- OBJECTIVES OR INTENDED OUTCOME

The intended outcome of this Planning Proposal is to present a new vision for the revitalisation of the Northwood Neighbourhood Centre. This will necessitate an amendment to the governing controls namely the *Lane Cove Local Environmental Plan 2009* (LEP 2009) to facilitate the future redevelopment of 4-16 Northwood Road, 274 and 274a Longueville Road, Lane Cove, as a new mixed-use precinct.

Specifically, this Planning Proposal is seeking to:

- rezone part of the site from E2 Environmental Conservation to B1 Neighbourhood Centre,
- rezone the R4 High Density Residential to B1 Neighbourhood Centre,
- amend the FSR control applying to the site to 2.5:1,
- amend the height control applying to the site to 25 m, and
- amend the neighbourhood shop control applying to the site to permit a single retail tenancy to exceed 400 m² but be less than or equal to 1,000 m². All other retail premises would be compliant with the 400 m² maximum

The overarching objective of the proposed LEP amendment is to enable a complete revitalisation of the subject site to better reflect its modern context and desired future character as well as that of the Northwood locality as a neighbourhood centre.

Once the LEP is amended, the intention is to redevelop the site in accordance with the IDC which would initiate much-needed urban renewal of the Neighbourhood Centre and surrounds with all of the associated community benefits.

5.0 PART 2- EXPLANATION OF PROVISIONS

The provisions to be included in the proposed LEP are outlined below, in accordance with Section 55(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

5.1 Lane Cove Local Environmental Plan 2009

Name of plan

The plan is *Lane Cove Local Environmental Plan 2009 (Amendment No. TBC)*

Aims of the plan

This plan aims to amend the controls in the *Lane Cove Local Environmental Plan 2009* as follows:

- (a) Rezone a portion of the site from E2 Environmental Conservation to B1 Neighbourhood Centre.
- (b) Rezone the R4 High Density Residential to B1 Neighbourhood Centre.
- (c) Amend the Floor Space Ratio Map to reflect a maximum permissible floor space ratio of 2.5:1 for the site.
- (d) Amend the Height of Building Ratio Map to reflect a maximum permissible building height of 25 m for the site.
- (e) Amend Schedule 1 to allow for neighbourhood shops to exceed 400 m² for the site, but no greater than 1,000 m².

Land to which this plan applies

This plan applies to the land shown on the plan in **Appendix A**.

6.0 PART 3- JUSTIFICATION

6.1 Section A - Need for the Planning Proposal

6.1.1 Is the Planning Proposal a result of a study or report?

A number of investigations and strategies are relevant to this Planning Proposal, including those prepared by local and State governments, as well as specific investigations prepared for the subject site.

Part D DCP 2009 identifies the Northwood precinct area as fragmented, with the current retail uses not creating a strong sense of place or acting as a true centre for the local community with little activation of street fronts.

In response to these issues, DCP 2009 suggests residential development of up to 4 storeys should be permitted in the area. This is not reflected in the controls outlined in LEP 2009, which permit an FSR of 1:1 and height of 9.5m on the site (which effectively allows for only up to 3 storeys).

As outlined in Chapter 3 of this report, additional urban design investigations have been undertaken to inform the preparation of this Planning Proposal. These investigations have been based on the objectives identified for the area in DCP 2009, which seek the revitalisation and activation of the centre. The investigations have looked at the site in detail as well as the how it relates to its broader context. Designs have been developed from the findings of the investigations to demonstrate an appropriate built form for the site and locality, which would assist in achieving Council's vision for the revitalisation of the area.

The *Draft Inner North Subregional Strategy* references the significant ageing population in the Inner North Region, including Lane Cove. The Draft Subregional Strategy outlines that an ageing population places higher demand for smaller, more affordable housing in the form of residential apartments with good access to shops, transport, recreation and open space facilities, preferably in close walking distance. This Planning Proposal would facilitate such improvements at this location, in line with the vision outlined in the Subregional Strategy.

6.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is considered the most appropriate and feasible mechanism to achieve revitalisation and redevelopment of the locality. The current height and FSR controls do not provide an opportunity or an incentive for redevelopment or renewal. A development compliant with these controls would neither achieve the desired activation and revitalisation of the area nor the DCP objectives for the locale.

An increase in the height and FSR controls for the site is therefore necessary to enable new urban form at a size, scale, form and character which would promote the revitalisation of the area as a neighbourhood centre. The following is a summary of the justifications in support of all of the four proposed amendments to the LEP.

FSR and Height Increase

Key arguments in support of the proposed increase in the FSR from 1:1 and 0.8:1 to 2.5:1 and the height control to 25m.

The Opportunity of an Amalgamated Site

This site consolidates 11 separate titles, owned by four unrelated entities. The proponent gained control of the site through negotiating agreements with all the key parties. Thus a premium had to be paid for each separate fragment of land to create the opportunity to change the current use of the overall site. This extra cost of amalgamation is significant and is reflected in higher site costs. This coupled with the difficulty of consolidating a site of this size, creates a unique opportunity for renewal.

Model Mix for a Vibrant Centre

As discussed, the vision at this location is for a new and vibrant centre where a concentrated population can live, shop and recreate. The scheme envisions a modern residential and retail hub, anchored by a small high-grade supermarket (such as a Harris Farm) with a number of convenience shops selling meat, fish, pharmaceuticals, pastries and books. A childcare or medical centre may also be co-located, providing added convenience. A large public plaza would open onto the green expanse of the trees and bushland and sporting facilities to the north, with a fountain or sculpture providing another focus. A number of cafes and restaurants at the street level would offer a range of services to residents and shoppers with undercover and off-street parking. This complex is aimed at creating a lively, colourful and attractive place for people to visit and live.

The New Amenity at Northwood Road

Most residential units above the shops would have been designed to have a northerly aspect and views through and above trees, bushland and golf course. The residential units would comprise a mix of single, double and three-bedroom apartments, offering a wide range of affordability. Downsizers, young families and singles would have many reasons to want to live there. A better community would be created through this broad age mix of residents. The resident population of around 200 people would also help support the retail businesses below with perhaps a nett increase for existing shops, because they would represent a nett addition to the population of the neighbourhood. To provide the physical structures that can accommodate this vision requires a floor space equivalent to 2:5:1.

An FSR of 2:5:1 would provide a successful balance between scale, purpose and impact

A vibrant centre needs to stand out clearly. The centre needs good street visibility and needs to be attractive and serve as a drawcard to generate visits from within the neighbourhood and from passers-by. Renewal of this centre should also serve to stimulate further growth of the immediate zone as contemplated in the master plan in **Appendix C**. Among many technical, economical, architectural and visual considerations, the centre's size and structure needs to be distinctive and become an aesthetic and functional reference point for future buildings in the area. At the same time the centre should properly serve the amenity needs of the golfers and other users of the green and recreational spaces to its north. The centre should also be able to accommodate enough people to generate a critical mass for a lively venue without appearing either compromised or feeling excessively tall or bulky. This requires a thoughtful balance between scale, intent and impact. After many design iterations and analyses, the minimum FSR that would permit a successful balance has been determined at 2.5:1 with a maximum height limit of 25 m at the rear of the site. A street frontage building with a height of 4 storeys would relate well to the scale of the street, create an appropriate sense of street wall enclosure and, in doing so, would soften the more distal taller buildings planned within the site.

The geometry of the site as well as its landscape and urban setting and existing improvements have all served to constrain good urban outcomes at this location. The site has a complex interface between a sensitive natural landscape and robust urban conditions. There is no connectivity to the landscape whilst it

exists in an unusually-close proximity to the urban environment and the development presently at the site may be easily regarded as inappropriate. These parameters also make the site contextually-specific and not easily able to be replicated in the Lane Cove LGA. These preconditions make the site an 'island', girt by thinly developed strands of urban form to the north and the south (arguably unable to be further developed), a significant roadway to the west and a natural landscape to the east (landscape ought to have the benefit of public enjoyment). Whilst it is difficult to determine directly a critical mass that might be needed to achieve certain ameliorative development, one must exist and it is certain that the 2.5:1 FSR proposed is a density that would enable the above benefits. The current and previous densities have not been sufficient to facilitate such development on the site as is evidenced by current site conditions. Certainly no previous development considered the site in terms of its urban potential which is important and relevant to any reconsideration of this type.

Key design principles for the site and the surrounds have been further explored in the Northwood Neighbourhood Centre Master Plan Design Principles and Block Study Options at **Appendix C**.

Rezoning of E2 zone to B1

The proposed rezoning of the insignificant area of the current E2 zone to B1 would enable the introduction of land uses considered most appropriate for the site. While the E2 zone in this location adjoins other E2-zoned land in public ownership, it does not represent a strategic area for environmental conservation purposes and appears as an oversight. It is also already built-up and has little, if any, environmental value to its setting and surrounds. It is highly disturbed land which is isolated and remote from the other larger area of bushland. The land subject to the proposed zoning change is not in itself representative of the environmental values sought to be conserved by this zone. The most appropriate use of this land is for urban development and the proposed rezoning is the most appropriate and logical way to achieve this.

Rezoning of R4 zone to B1

The proposed rezoning is to create a consistent zone across the consolidated site. The change of zone from R4 to B1 does not materially alter the range of uses permitted (residential uses are permitted in both zones) but creates a single consistent zone for the entire site.

Neighbourhood shop control

An amendment to the neighbourhood shop control to permit retail shops exceeding 400m² is in line with its intent and is essential in providing an appropriate convenience store for the area. A 1,000 m² specialty/niche supermarket located at the basement level is considered to be a destination driver which would help anchor the smaller specialty stores, while still achieving Council's vision of activating the street front with retail shops and cafes on the ground floor as discussed in the Northwood Centre Analysis at **Appendix G**. It will also not detract from other larger retail offerings in the LGA. As discussed in the Northwood Centre Analysis, a moderate-size supermarket would not represent a significant influence on the retail hierarchy in Lane Cove and instead would create a retail benefit.

It is noted that Clause 4.6 of the LEP 2009 provides for flexibility in the application of development standards such as height and FSR. Utilising this clause is not considered an appropriate solution for this proposal, given the scale of change proposed to both the FSR and height controls.

6.1.3 Is there a net community benefit?

This Planning Proposal would facilitate a development that provides for a range of community benefits, including an increase in employment opportunities, increase in housing availability and choice, and improvements to the public domain.

The Department of Planning Guidelines (July 2009) include the following advice in relation to the net community benefit assessment:

- The Assessment should only evaluate the external costs and benefits of the proposal.
- Consideration must be given to changes that reflect a higher community benefit.
- The proposal should be assessed against the matters specified in the justification. The Assessment should evaluate the proposal against a base case or base cases including retaining existing zoning on the land.
- The Draft Centres Policy includes guidance on conducting a Net Community Benefit Test that should be followed.
- Because of the difficulty in assigning values to certain costs and benefits, the Net Community Benefit Test would not be a purely quantitative test.

It should be noted that Net Community Benefit Tests are intended mainly to assess Planning Proposals when a rezoning is being proposed, as outlined in the Draft Centres Policy. This proposal is seeking a minor rezoning of a small portion of E2 - zoned land to B1. The main amendments being sought are in relation to height and FSR.

There are a wide range of community benefits that would be associated with a future development of the site, including:

- Creating a high-quality urban form which would initiate and encourage urban renewal in an existing neighbourhood centre, obviously in need of revitalisation.
- Providing additional services for the existing community, which are not currently available, such as retail convenience.
- Capitalising on the locality, which has excellent access to public transport and recreational facilities.
- Improving the interface between the site, Northwood Road, adjacent residential development and the adjoining bushland.
- Capitalising on views from the site, including those over the adjacent bushland, to Sydney Harbour and the CBD.
- Increasing the availability and choice of housing, and providing for a range of affordability and demographics.
- Encouraging employment generation.

The benefits associated with this Planning Proposal far outweigh any perceived costs. The site is already developed, is serviced with necessary infrastructure and has access to public transport. The E2 zoned land on the site does not provide currently any public benefit, given its size and current condition and the fact that it is in private ownership.

6.2 Section B – Relationship to Strategic Planning Framework

6.2.1 Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Inner North Sub Regional Strategy

The following table discusses the consistency of the proposal in relation to the relevant actions contained within the draft Inner North Subregional Strategy 2007.

Table 6-1 Inner North Sub Regional Strategy Actions

Action No	Inner North Subregion Strategy Actions	Comment
A1.1	Provide a framework for accommodating jobs across the subregion	The proposal would assist in revitalising an existing neighbourhood centre. It would encourage growth and further development in the precinct and result in an increase in economic opportunities. The accompanying economic report prepared by Urbis states the site has the ability to provide 116 full – time jobs during the construction phase of the project and once operational, approximately 69 retail jobs. An increase in the intensity of uses on the site (and neighbourhood centres generally) would not adversely impact other centres in the broader locality, with the proposed scale of development being appropriate for a neighbourhood centre catering for the local population.
A3.2	Integration of employment and housing markets	The B1 and R4 zone both allow for a mix of uses, including residential, retail and commercial. The proposal would enable and encourage development of this type on the site, fulfilling the objectives of the LEP, DCP and Subregional Strategy.
B1	Provide places and locations for all types of economic activity and employment across the Sydney region	The proposal would allow for the intensification of employment uses on the site, and encourage the revitalisation of a neighbourhood centre that caters for the local population.
B2	Increase densities in centres whilst improving liveability	The proposal is seeking to increase the density on the site, with the aim of initiating and encouraging revitalisation in the local area.
B4	Concentrate activities near public transport	The site is well serviced by public transport. Three different bus routes travel in front of the subject site providing services to the CBD. The development is also approximately 1.5 km from Epping Road, an important arterial road which is well serviced by public transport.
C1	Ensure adequate supply of land and sites for residential development	The Planning Proposal would enable an intensification of uses on the site, including residential, which would assist Lane Cove Council in meeting the housing targets outlined in the Inner North Subregional Strategy, and meeting the future growing population of the LGA.
C1.3	Plan for increased housing capacity targets in existing areas	The Planning Proposal provides for an increase in density within an existing developed area of Lane Cove. The subregional strategy notes that Lane Cove is responsible for supplying 3,900 more dwellings in the LGA by 2031.
C2	Plan for housing mix near jobs, transport and services	The site is well serviced by public transport, has access to all necessary infrastructure and is located close to recreation facilities. The site is easily accessible by public transport to main employment centres such as the CBD and North Sydney.
C2.3	Provide a mix of housing	As shown in the IDC (Appendix B), the development would provide for a new and wide mix of housing types and sizes to allow for an increased choice in housing stock. This should positively complement the existing stock in the municipality.
C3.1	Renew local centres to improve economic viability	Currently, the Northwood Neighbourhood Centre is a cluster of disconnected shops, lacking any pedestrian amenity. The proposal would result in a high

Action No	Inner North Subregion Strategy Actions	Comment
	and amenity	quality built - form with activation at the street level, which would initiate revitalisation of the area and the neighbourhood.
C5	Improve the quality of new development and urban renewal	The increase in density proposed as part of this Planning Proposal would enable the redevelopment of the site to provide a high quality built - form and encourage further urban renewal, in part recreating the existing and tired urban landscape at this centre.

6.2.2 Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The main local strategic document is the Draft Lane Cove Community Strategic Plan (Lane Cove 2025). Its goals are summarised below:

Draft Lane Cove Community Strategic Plan (Lane Cove 2025)

This plan was adopted on the 2nd May 2011 by Lane Cove Council. The Community Strategic Plan addresses the needs, wants and values of the community.

The Planning Proposal is consistent with the following objectives:

- Goal 1 – ID 2: Community Well Being- To identify ways to enhance the community's sense of well being
- Goal 1 – ID 5: To encourage healthy lifestyles at all life stages
- Goal 2 – ID 1: To encourage high quality planning and urban design outcomes
- Goal 2 – ID 1: To encourage environmentally sustainable development
- Goal 2 – ID 2: To promote a range of sustainable housing options in response to changing demographics
- Goal 2 – ID 4: To encourage the use of sustainable transport options
- Goal 2 – ID 5: To ensure that community needs for adequate & accessible parking are met
- Goal 5 – ID 1: To encourage the community to shop locally and to purchase locally made goods & services

The Planning Proposal would facilitate the redevelopment of this site to a new size, scale and form and one that is totally consistent with a Neighbourhood Centre. The development of the site would result in significant improvements to the public domain and enable an intensification of both residential, retail and commercial uses on a site adequately-serviced by public transport and infrastructure.

The redevelopment of the site would therefore assist in achieving the aims and objectives of the Draft Lane Cove Community Strategic Plan by increasing the quality of urban design outcomes, encouraging healthier lifestyles and improving accessibility to off-street parking, retail and public transport.

Lane Cove Social Plan

This plan was adopted by Lane Cove Council in July 2005 and aims to take into account the social needs of both existing and future Lane Cove communities.

The Planning Proposal is consistent with the following goals:

- *Goal C2: Continue to support improvements in the amenity and safety of public open space for children and their carers*
- *Goal S3: Support Seniors to remain in their own homes and in the Lane Cove Community*
- *Goal X2: Encourage affordable and appropriate housing, particularly for Seniors, People with a Disability and Youth*

The redevelopment of the site as facilitated by this Planning Proposal, would result in significant improvements to the public domain. The increased density would enable the development of additional housing in a strategic location with good access to transport and services. It would also increase the level of housing choice and cater for a range of affordability levels in the area.

Lane Cove Cultural Plan

This plan was adopted by Lane Cove Council in December 2004 and aims to drive future community cultural development initiatives with a long-term view to increase cultural opportunity, enable access to cultural expression, revitalise cultural collaboration and stimulate creativity.

The Planning Proposal is consistent with the following actions:

- *Goal 3 – ID 2: Ensure that the community's opportunities to experience tranquillity and peace in Lane Cove's outdoor environment are preserved by continuing to conserve native plants, animals and waterways.*
- *Goal 3 – ID 4: Increase culture in open space by; encouraging appropriate flexible use of parks and bushland for cultural activities and encourage community cultural development activities that may include outdoor cinema and band nights.*
- *Goal 5: Support community cultural development activities in the bush.*
- *Goal 5 – ID 5: Continue to support a best practice approach to bushland in Lane Cove.*

As this Planning Proposal is for land parcels that have been progressively amalgamated to form a consolidated, developable site, the goals set forth in the Cultural Plan can only be reached through the redevelopment of the site. The Planning Proposal thus provides for a rare opportunity to create a better urban and cultural landscape over a large amount of developable land at a critical location that is truly able to support community cultural needs and best-practice interactivity within the natural environment.

A major goal in the Cultural Plan is to continue conserving native plants of Lane Cove's outdoor environment. As stated in the Ecology report by Travers at **Appendix D**, a major benefit to the Planning Proposal is for the revegetation of the existing weed-infested open space on and adjacent to the site. The Planning Proposal also provides for new walking trails linking the site to areas throughout the bushland. The removal of weeds, revegetation of the landscape and the establishment of important walking links would greatly encourage the community to positively interact with the bushland, allowing them to experience tranquillity and peace in Lane Cove's natural, outdoor environment.

The new proposed walking trails would provide links from the site through a sandstone eucalypt forest. All plans for walking trails and revegetation have been assessed by ecological experts in order to continue to support a best-practice approach to bushland interactivity and passive recreation. An asset protection zone is also provided to help meet guidelines for bushfire protection and provide bushfire protection to all adjoining residential properties.

Lane Cove Sustainability Plan

The Lane Cove Sustainability Plan was developed in December 2005. The Sustainability Action Plan for Lane Cove, titled "Think Global - Act Local", identifies key goals and actions to promote sustainability. It is about influencing performance, behaviour and attitudes by encouraging local action on global issues.

The Planning Proposal is consistent with the following actions:

- *Goal 2 - ID 1: Encourage sustainable house design.*
- *Goal 1 – ID 2: Support sustainable housing design features by implementing and promoting the state government's compulsory minimum standards for buildings' sustainability performance (BASIX).*
- *Goal 2 – ID 2: Reduce dependence on motor vehicles by promoting alternative transport options.*
- *Goal 3 – ID 8: Improve air quality and community health by encouraging bicycle use.*
- *Goal 3 – ID 10: Encourage greater walking opportunities in Lane Cove by ensuring that streets and shopping areas are pedestrian friendly.*

The Planning Proposal would facilitate an increase in density in an existing urban centre, with good access to public transport and areas of active open space. The proposal would also assist in creating a high-quality pedestrian environment along Northwood Road, which is currently lacking.

6.2.3 Is the Planning Proposal consistent with applicable state environmental planning policies?

The proposal is consistent with all relevant state planning policies (SEPPs). The following SEPPs apply to the site.

State Environmental Planning Policy No. 65- Design Quality of Residential Flat Buildings

SEPP 65 aims to improve the design quality of residential flat development. The Policy recognises that the design quality of development is of significance for environmental planning for the State due to the economic, environmental, cultural and social benefits of high quality design.

In accordance with the requirements of the SEPP, all design guidelines would be addressed in full at the development application stage. The indicative design concept, also designed with SEPP 65 principles, indicates that development of the site can comply with the requirements of SEPP 65. In this regard appropriate building separation, cross ventilation and solar access can all be achieved.

State Environmental Planning Policy 55- Remediation of Land

SEPP 55 introduces planning controls for the remediation of contaminated land. The policy states that the planning authority must consider whether the land is contaminated, and if so that the land is suitable in its contaminated state for the permitted uses in the zone, or that the land requires remediation before the land is developed for that purpose.

A site investigation would be prepared as part of any future development on the site. Any areas of contamination would be remediated prior to development of the land, in accordance with all relevant statutory and policy guidelines.

6.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s117 directions)?

Table 6-2 Applicable Ministerial Directions and Comments

s117 direction	Comment
1.1 Business and Industrial Zones	This direction applies when a relevant planning authority prepares a Planning Proposal that would affect land within an existing or proposed business or industrial zone The objectives of this direction are to: 1. encourage employment growth in suitable locations, 2. protect employment land in business and industrial zones, and 3. support the viability of identified strategic centres. A Planning Proposal must: (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning. Comment The Planning Proposal involves an increase in the height and FSR controls on the site, but is not proposing any change to the B1 zone. The proposal would enable an intensification of business uses on the site, which would result in increased employment floor space and increased employment on the land, with a potential increase of 69 jobs according to the Economic Impact Assessment at Appendix F.
1.2 Rural Zones	n/a
1.3 Mining, Petroleum Production and Extractive Industries	n/a
1.4 Oyster Aquaculture	n/a
1.5 Rural Lands	n/a
2.1 Environment Protection Zones	A Planning Proposal must, in relation to land to which this direction applies: (a) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas. (b) A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands". A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: i. gives consideration to the objectives of this direction, ii. identifies the land which is the subject of the planning proposal (if the

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	<i>planning proposal relates to a particular site or sites), and</i> <i>iii. is approved by the Director-General of the Department of Planning, or</i> <i>(b) justified by a study prepared in support of the planning proposal which gives consideration to the objectives of this direction, or</i> <i>(c) in accordance with the relevant Regional Strategy or Sub-Regional Strategy prepared by the Department of Planning which gives consideration to the objective of this direction, or</i> <i>(d) is of minor significance.</i> Comment Despite part of the subject site being zoned E2 Environmental Conservation, the land is not an environmentally sensitive area. The area is predominately covered in concrete, infested with exotic weeds. There is currently no identified biodiversity values attributed to this relatively small portion of the lot approximately 490m². The area is separated from the larger bushland biodiversity of area by cleared and concreted areas. The specialist ecological assessment by Travers Bushfire & Ecology identifies the land as <i>not</i> being an environmentally-sensitive area (Appendix D), therefore the rezoning does not reduce the environmental protection standards that apply to the land. In summary, the area of land to be rezoned is a relatively small piece of privately - owned land with no real environmental qualities worth preserving.
2.2 Coastal Protection	n/a
2.3 Heritage Conservation	n/a
2.4 Recreation Vehicle Areas	n/a
3.1 Residential Zones	A Planning Proposal must include provisions that encourage the provision of housing that would: <i>(a) broaden the choice of building types and locations available in the housing market, and</i> <i>(b) make more efficient use of existing infrastructure and services, and</i> <i>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</i> <i>(d) be of good design.</i> A Planning Proposal must, in relation to land to which this direction applies: <i>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</i> <i>(b) not contain provisions which would reduce the permissible residential density of land.</i> Comment The Planning Proposal is consistent with the objectives of this direction as it would enable an intensification of residential development on the site in an area well-served by both road and public transport and with access to all necessary services. The full services and facilities offered by the Neighbourhood Centre would be directly accessible by all residents of the precinct and surrounds.
3.2 Caravan Parks and Manufactured Home Estates	n/a
3.3 Home Occupations	<i>Draft LEPs shall permit home occupations to be carried out in dwelling houses without the need for development consent.</i> Comment The proposal is consistent with this direction.

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3.4 Integrating Land Use and Transport	<i>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i> (a) <i>improving access to housing, jobs and services by walking, cycling and public transport, and</i> (b) <i>increasing the choice of available transport and reducing dependence on cars, and</i> (c) <i>reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</i> (d) <i>supporting the efficient and viable operation of public transport services, and</i> (e) <i>providing for the efficient movement of freight.</i> <i>A Planning Proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</i> (a) <i>Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</i> (b) <i>The Right Place for Business and Services – Planning Policy (DUAP 2001).</i> Comment The site is well serviced by public transport. Three different bus routes travel near the site providing services to North Sydney and the CBD. The development is also a walkable distance (approximately 1.5 kilometres) from Epping Road, with its regular services to and from the CBD. Further information is provided in the traffic assessment by Traffix at Appendix E.
3.5 Development Near Licensed Aerodromes	n/a
3.6 Shooting Ranges	n/a
4.1 Acid Sulfate Soils	n/a
4.2 Mine Subsidence and Unstable Land	n/a
4.3 Flood Prone Land	n/a
4.4 Planning for Bushfire Protection	<i>The objectives of this direction are:</i> a) <i>To protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</i> b) <i>To encourage sound management of bush - fire prone areas</i> <i>What a council must do if this direction applies</i> (4) <i>In the preparation of a draft LEP a Council shall consult with the Commissioner of the NSW Rural Fire Service under section 62 of the EP&A Act, and take into account any comments so made,</i> (5) <i>A draft LEP shall:</i> (a) <i>have regard to Planning for Bushfire Protection 2006,</i> (b) <i>introduce controls that avoid placing inappropriate developments in hazardous areas, and</i> (c) <i>ensure that bushfire hazard reduction is not prohibited within the APZ.</i> (6) <i>A draft LEP shall, where development is proposed, comply with the following provisions, as appropriate:</i> (a) <i>provide an Asset Protection Zone (APZ) incorporating at a minimum:</i> (i) <i>an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a</i>

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	building line consistent with the incorporation of an APZ, within the property, and (ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road, (b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the draft LEP permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with, (c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks, (d) contain provisions for adequate water supply for firefighting purposes, (e) minimise the perimeter of the area of land interfacing the hazard which may be developed, (f) introduce controls on the placement of combustible materials in the Inner Protection Area. Comment The Planning Proposal establishes an asset protection zone (APZ) giving all adjoining lots bushfire protection, which they currently do not have. This would provide protection in accordance with <i>Planning for Bushfire Protection 2006</i>. Further information is provided in the ecological assessment by Travers Bushfire & Ecology at Appendix D.
5.1 Implementation of Regional Strategies	n/a
5.2 Sydney Drinking Water Catchments	n/a
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	n/a
5.4 Commercial and Retail Development along the New England Highway, North Coast	n/a
5.8 Second Sydney Airport: Badgerys Creek	n/a
6.1 Approval and Referral Requirements	A Planning Proposal must: (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: (i) the appropriate Minister or public authority, and (ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act, and (c) not identify development as designated development unless the relevant planning authority: (i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact

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	on the environment, and (ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act. Comment The proposed LEP amendment is not considered to generate any of the above approval and referral requirements. Any potential requirements could be addressed as part of the LEP amendment process following a Gateway Determination.
6.2 Reserving Land for Public Purposes	n/a <i>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</i> <i>A Planning Proposal that would amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:</i> (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. <i>A Planning Proposal must not contain or refer to drawings that show details of the development proposal.</i> <i>A Planning Proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the provisions of the Planning Proposal that are inconsistent are of minor significance.</i> Comment This Planning Proposal does not propose restrictive site - specific provisions but seeks to amend the LEP to rezone a portion of the site from E2 to B1 and increase the FSR and height controls. In order to ensure a built form, scale and arrangement of land uses that are appropriate in the context, it has been necessary to prepare a master plan for the Northwood Neighbourhood Centre as well as an IDC for the site. It is considered appropriate to include this information with the Planning Proposal as demonstration of the potential merits of the proposed LEP amendment. It is noted that development applications are often submitted concurrent with Planning Proposals, post Gateway Determination, as a means of demonstrating the merits of a particular LEP amendment. It is considered helpful therefore to provide a design concept at the Gateway stage to allow consideration of all issues.
6.3 Site Specific Provisions	
7.1 Implementation of the Metropolitan Plan for Sydney 2036	<i>The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.</i> Comment The Planning Proposal is generally consistent with the NSW Government's Metropolitan Plan for Sydney 2036 published in December 2010 ("the Metropolitan Plan") as indicated in the discussion of the draft Inner North Subregional Strategy in Section 6.2.1.

6.3 Section C – Environmental, Social & Economic Impact

6.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site is currently developed with a mix of commercial, retail and residential uses. The small portion of the site that is zoned E2 is largely built upon with a small portion of land containing mostly exotic species and weeds. This part of the site is already disconnected from the larger portion of bushland to the north and east due to a large central cleared area.

A large part of the adjacent bushland is currently infested with various exotic weeds and in need of regeneration. The ecological assessment (refer **Appendix D**) concludes as follows:

- Nutrients consisting of phosphates and potentially sulphates runoff into the open space forest environment and encourage weeds. With the removal of the 1950/60s developments, including a petrol station, the negative impacts would be minimised.
- The Planning Proposal enables bushland revegetation to occur over an area of land that is currently mown grassland. A planting program would restore the vegetation to a full natural landscape which would be weed free.

Therefore, habitats and ecological communities would benefit significantly from the Planning Proposal (see Ecology Assessment contained in **Appendix D** by Travers Bushfire & Ecology).

6.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

As part of the Planning Proposal, an indicative design concept has been developed. This design has taken into consideration the following environment effects.

Privacy

The IDC (as shown in **Appendix B**) demonstrates that redevelopment in accordance with the proposed height and FSR controls can provide adequate separation between buildings to ensure privacy for apartments within a future redeveloped subject site and neighbouring residential properties.

This would be further enhanced by the site's elevated position with views over bushland to the north and toward Sydney Harbour and the city to the south. These site conditions encourage outlook in an upward and outward direction.

Landscaping requirements of DCP 2009, would ensure the incorporation of new landscaping on the site to further aid privacy and amenity.

The IDC confirms that all privacy issues would be able to be adequately dealt with, either in further studies post a Gateway Determination, or during the assessment of any development application.

Overshadowing

Preliminary shadow diagrams are included in the package of drawings of the IDC at **Appendix B**, to illustrate the shadows cast by the indicative design at midwinter, i.e. June 21st. The diagrams consider the topography of the site in relation its surrounds, including the nearby forest and neighbouring residences on Northwood Road

These have been specifically included to illustrate the lack of overshadowing implications associated with the proposed LEP amendment. The location and orientation of the site ensures that all surrounding properties, including the public and private domain, would continue to receive a reasonable amount of sunlight throughout the day during midwinter.

The 9:00am shadow study indicates that the shadows would not affect nearby residences (within the Northwood Neighbourhood Centre). At this time the north and east-facing apartments in the proposal would benefit from excellent solar amenity. The 12:00pm shadow study demonstrates the benefit of the proposal's stepped height, whereby the taller parts of the proposal are located to the north-east of the site, reducing overshadowing to the south. Partial overshadowing is shown to 18 and 20 Northwood Rd at this time.

The 3:00pm shadow study shows the majority of the proposal's shadow falling towards the adjacent bushland. Partial overshadowing occurs to 18 and 20 Northwood Rd. At this time the street-facing apartments in the proposal enjoy excellent solar amenity.

The majority of shadows would be cast upon Northwood Road and Kenneth Street and the adjacent commercial properties. However, these public and private spaces would receive sunlight from the early afternoon onwards.

The IDC confirms that overshadowing issues would be able to be adequately dealt with, either in further studies post a Gateway Determination, or during the assessment of any development application. The design team has investigated numerous iterations for the development of the site to ensure that the IDC is capable of complying with the solar access and amenity requirements of SEPP 65 and the Residential Flat Design Code.

The following additional reports have been undertaken as part of a detailed site constraints analysis for the site.

- Survey Report by Watson Buchan Consulting Surveyors.
- Ecological Assessment by Travers Bushfire & Ecology.
- Traffic Assessment by Traffix.
- Economic Impact Assessment by Urbis.
- Northwood Centre Analysis by MacroPlan Dimasi.
- Neighbourhood Centre Master Plan Design Principles and Block Study Options by Jan McCredie Urban Design.
- Indicative Design Concept (IDC) by Candalepas Associates.

The findings of these investigations is summarised below.

Bushfire and Ecological Assessment

A bushfire and ecological assessment has been undertaken by Travers Bushfire & Ecology for the entire site. The assessment concludes that the rezoning to facilitate would:

- enable the existing residential community and the proposed residential community to have the necessary bushfire protection with an appropriate asset protection zone;
- revegetate the heavily weed-infested areas of open space land as natural bushland;
- establish a walking trail experience through a sandstone eucalypt forest linking the main road with

recreational facilities and open space;

- enable bushland regeneration to occur over an area of land that is currently mown grassland, to restore a full natural landscape; and
- address and manage the contribution of significant excess nutrients in the form of phosphates and potentially sulphates, from the existing development site towards the open space forest environment.

Overall, Travers Bushfire & Ecology concludes the Planning Proposal would provide the opportunity for much needed improvements to the ecological potential of the site and that any development post LEP amendment could be constructed in accordance with current ecological and bushfire legislation. The assessment also concludes that the current proposal complies with all necessary bushfire requirements.

Traffic Assessment

The traffic assessment for the site and proposed development has been undertaken by Traffix including several meetings with the RMS as well as LINSIG and SIDRA modelling.

The study suggests that access to the development is proposed via an amalgamation of the 4 existing driveway crossings on Northwood Road into two, as follows:

- **Ingress:** Entry to the site is proposed via a new fourth leg to the existing intersection of Northwood Road and Kenneth Street, which will allow entry movements for eastbound vehicles turning left from Northwood Road and through movements from Kenneth Street. The access will not permit any right-turn movements into the site by vehicles travelling west along Northwood Road.
- **Egress** from the site is proposed via a separate exit driveway located to the southeast of the Kenneth Street intersection in the vicinity of the southern site boundary. This access will permit left out movements only with no right turn restrictions onto Northwood Road.

The report concludes that the proposed access arrangements have been reviewed and supported by the Roads and Maritime Service (see letter from RMS contained in **Appendix E**).

In regard to traffic generation and impacts, the assessment by Traffix concludes that the predicted traffic generation for the development would have a very moderate impact on the operation of the intersection. Accordingly, the proposal is not expected to create any unacceptable impacts on the road network. It is noted that any application to amend the existing intersection design would be subject to further detailed assessment, when more about the uses and built-form is known.

In summary, the Planning Proposal, according to the Traffix assessment, is supportable on traffic planning grounds. The impacts associated with the proposal are considered moderate and would have a manageable impact on the operation of critical intersections in the locality, based on the proposed access arrangements, which would be subject to a further detailed merit assessment and consultation with the RMS. A meeting with the RMS has already taken place in this regard in April and August 2012 and their support for the proposal has been provided within the Traffic Assessment at **Appendix E**.

6.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

Despite the presence of apartment living directly adjoining the site, the predominance of housing in this part of Lane Cove is largely in the form of detached housing on large allotments of land. Housing affordability pressures and an increase in population for those over 55 years of age, raises the demand for new housing types, including a mix of apartment sizes with ready access to shops, transport, recreational and open space

emissions.

- » Social Benefits: well-serviced walkable mixed use centres encourage integrated public transport. The size and scale of the development will also create a landmark gateway for the Northwood Neighbourhood Centre. The increase in population will provide new potential members for the nearby local clubs.

A niche supermarket of less than 1,000 m² as proposed at this location would not compete with the large scale (approximately 3,000 m²) supermarkets within the Lane Cove Village Centre, as discussed in the Northwood Centre Analysis at **Appendix G**. The supermarket and small number of select retail stores, would service the needs of the locality for convenience shopping. If the supermarket were to develop into a niche fresh food/deli style market it may draw customers from outside the immediate area which would facilitate support for the smaller shops and cafes on site, further enhancing the ambience and appeal of the site.

6.4 Section D – State & Commonwealth Interests

6.4.1 Is there adequate public infrastructure for the Planning Proposal?

Public Transport

The proposal is located on Northwood Road, which is well serviced by public transport. Three different bus routes travel directly in front of the site providing services to North Sydney and Sydney CBD. The development is also only 1.5 km from Epping Road, an important artillery road which is also well serviced by public transport.

Roads

An analysis was undertaken by Traffix to assess the impacts of the Planning Proposal on the existing road network. The results conclude the development is not expected to create any unacceptable impacts on the road network. It is noted however that any amendments to the existing intersection design would be subject to a further detailed assessment and consultation with the RMS and Council.

Utilities

The site already has full access to services such as water, gas, sewage, electricity and telecommunications. Consultation with the relevant servicing authorities to confirm capacity and any required augmentations of existing utilities would be able to be dealt with post Gateway Determination or as part of any future development application process.

Waste management and recycling

The layout of the site provides for a public road to allow waste to be collected by a standard Council service vehicle. A detailed Waste Management Plan has not been prepared at this stage but would be able to be dealt with post Gateway Determination or as part of any future development application process.

Health Education and Emergency Services

The site is located only 500 m from Longueville Private Hospital, 1.1 km from Greenwich Hospital and 1.7 km from Royal North Shore Hospital. A number of medical offices are located in Artarmon and St Leonards. Adequate health services currently exist to meet the needs that may arise of future development at this location.

Open Space/Community facilities

The site has good access to community facilities, including Lane Cove Country Club, Golf Course, Lane Cove Music and Cultural Centre, Longueville Sporting Club and Central Park. These are considered to be great community and open - space assets for future residents and visitors alike. The site is also adjacent to high - quality public open space bushland. The existing open space provided is appropriate and is designed to enhance and integrate with the residential component of the proposal.

The provision of adequate public infrastructure provides no barrier to the site being rezoned as outlined in the Planning Proposal. The site is well serviced in this regard.

6.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This would be determined following consultation with the State and Commonwealth Authorities identified in a Gateway Determination.

Any issues raised by these authorities would be summarised and addressed as appropriate.

7.0 PART 4- COMMUNITY CONSULTATION

A Gateway Determination would specify community consultation to be undertaken, in accordance with Section 56 (2)(c) of the EP&A Act 1979, in relation to this Planning Proposal which would be adhered to as part of the LEP amendment process, to ensure ongoing maximum community involvement to achieve the best possible outcome for both the proponents and the local community.

Community consultation would be commenced by the placing of a public notice in the local newspapers and on the website of Lane Cove Council and/or the Department of Planning and Infrastructure. In addition, adjoining landowners would be notified in writing.

It is also anticipated that the proponents would do additional public consultation using established methods set out and recommended by Lane Cove Council. These will be undertaken in consultation with Council's staff and are in addition to the statutory requirements.

Normal exhibition material would be made available by the relevant planning authority during the exhibition period. The community consultation process would be completed when the relevant planning authority has considered any submissions received concerning the proposed Local Environmental Plan and has forwarded those reports to the Department of Planning and Infrastructure for final consideration by the Minister.

8.0 CONCLUSION

This report has considered the context of the area, the specific constraints of the site and the opportunities that are afforded by the amalgamation of lots to achieve the desired outcomes for the Northwood Neighbourhood Centre.

Planning proposals are often prepared to seek rezoning of land so as to provide planning realignment and an economic response to identified needs, such as retail, housing or employment lands. In the case of the subject land the proposed amendments would allow a range of appropriate land uses to better cater for the future needs of the area. However it is often the planning controls that impact the economics of the land (i.e. the height and FSR controls), that must be unlocked to facilitate urban renewal.

To succeed, a neighbourhood centre must be a place of vitality and a focus of pedestrian activity. In a contemporary sense this is a place that offers a mix of uses and particularly combines places where people shop, recreate, work and live. It must also be a place that is distinct from its surrounding neighbourhood. Currently the primary distinction of the Northwood Neighbourhood Centre is that it is dominated by several car-oriented land uses adjacent to busy roads that by-pass a significant and beautiful piece of urban bushland. A solution has been found to better connect the attributes of this locale. However, for it to be realised, the economic determinants of the land must necessarily also be reviewed and changed to allow for a new built form which better reflects the neighbourhood's future needs, yet positively contributing to the existing local setting with minimal environmental impacts to surrounding land.

Key findings of the report include the following:

- The Planning Proposal is consistent with the strategic planning framework and planning directions set out in Section 6.2 of this report.
- The Planning Proposal would have a positive social environmental and economic effect on the locality as set out on Section 6.3 of this report.
- Preliminary investigations have not revealed any issue with existing infrastructure and/or the connection to utilities to service the proposal (see Section 6.4).
- There is adequate and justified need for the proposal and it would result in a net community benefit.
- The Planning Proposal would only moderately alter the functionality of the intersection and would not impact the road network.
- The Planning Proposal would have a positive impact on the adjoining bushland.
- Other B1 zoned land within the Lane Cove LGA does not appear to provide the same range of strategic, locational and environmental opportunities and therefore the Planning Proposal will not establish an undesirable precedent for the B1 zone.

The proposal is in accord with the objectives and provisions contained in Council's DCP 2009 and LEP 2009. Throughout this Planning Proposal the LEP amendment has been justified on aesthetic, economic, social and planning grounds and should be supported and would provide the opportunity for the following benefits to be achieved within the precinct:

- 1) Consolidate land holding at this local centre and design buildings and spaces of architectural excellence to create a new neighbourhood focal point and place for people.
- 2) Create a significant and rejuvenated, pedestrian - friendly streetscape and urban design improvements at a prominent intersection that would achieve the Council's objectives and desired future character for the Northwood Neighbourhood Centre, for all residents.

- 3) Reduced vehicle conflict points along Northwood Road and generally improved conditions for pedestrians and other modes of transport, particularly bicycles.
- 4) Create more public realm areas at ground level across the site, including a public plaza.
- 5) Improve and promote neighbourhood convenience shopping.
- 6) Promote living, working, recreational and shopping experiences within the one precinct.
- 7) Provide views and access through to and across the adjacent bushland reserve.
- 8) Increase passive surveillance of the centre, the street and adjacent public reserve areas.
- 9) Create buildings of architectural and environmental excellence based on design quality, sustainability initiatives and internal residential amenity
- 10) Rejuvenate an ailing and fragmented local centre, with poor environmental, social and accessibility outcomes.

It is for all of the above reasons that a rezoning of this site is justified on zoning, social, environmental and economic grounds.