

Appendix H

Compliance with DCP Controls

Planning Compliance Table – 4-16 Northwood Road, 274 and 274a Longueville Road, Lane Cove

COMPLIANCE TABLE – Lane Cove DCP 2009- Northwood Neighbourhood Centre

6. Issues- Summary	Response
The primary issues facing the neighbourhood centre are: a) The centre is fragmented with no true sense of place.	a) By amalgamating the lots and building an architecturally designed response to the site, a sense of place can be established. Amending the LEP as proposed is the first essential step toward achieving this.
b) Existing uses do not provide sufficient vitality to the area and do not service the local community as a node of centre.	b) The LEP amendment creates the opportunity for a neighbourhood centre that incorporates living, pleasure and convenience shopping options for the community.
c) Provision of local convenience goods is currently dependent on service stations	c) Redevelopment in accordance with the proposed LEP amendment would improve the existing lack of convenience shopping options for the community.
d) The retail precincts are disconnected due to the traffic movements and noise of River/Northwood Road and Kenneth Street intersection is difficult in both pedestrian and traffic terms.	d) Onsite basement car parking would prevent further congestion on the roadways and provide alternatives for longer stay trips. This would also allow short stay carparking to occur at the street frontage to encourage true convenience shopping options.
e) The existing low scale built form (2 storeys) does not activate street or park edges.	e) The LEP amendment would facilitate development that would activate the street frontage, and provide a large public plaza to be a visual and physical link to the adjoining bushland.
f) The existing built form does not take advantage of the distant views.	f) The proposed height would provide a number of levels of residences with excellent outlook across the bushland setting to distant views to the Pacific Highway ridge line to the north.

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g) <i>Busy traffic intersections at the corner of River Road and Longueville Road and at the corner of Kenneth Street and Northwood Road discourage pedestrian movement and safety and are challenging for cyclists.</i>	g) These are all existing constraints that will remain regardless of the design solution offered. The Traffic Assessment included at Appendix E concludes that the impacts associated with a redevelopment in accordance with the proposed LEP amendment are moderate with manageable impact upon the operation of critical intersections in the locality. Overall impact upon the pedestrian and cyclist environment can be fully examined following a Gateway Determination.
h) <i>Central Park's well – used recreational facilities are separated from the centre by busy roads.</i>	h) N/A
i) <i>Central Park has no passive surveillance from surrounding development.</i>	i) Development of the subject site will not offer passive surveillance of Central Park however it will offer passive surveillance to its surrounds.
j) <i>Entrances to the Central Park from William Edwards Street and Lorna Leigh Lane have very little visibility and are underutilized.</i>	j) N/A
k) <i>Poor connectivity to the open space to the north.</i>	k) The proposed LEP amendment would facilitate a large public plaza providing a visual and pedestrian link to the bushland, as well as walking trails linking the main road with recreational facilities and open space.
l) <i>Vehicle entrances to retail/commercial uses from Northwood Road are narrow and steep creating access issues.</i>	l) The LEP amendment enables a reduction of vehicle access points from four to two entry/exit points leading to a basement carpark.

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<i>m) Heritage properties located on the block bound by Northwood and Woodford Street may be difficult to incorporate into town centre due to their heritage listed status; however, the heritage item located at the corner of Kenneth Street and Woodford Street in particular could contribute to the connection of the centre to the rest of the neighbourhood.</i>	<i>m) Any design solution of the proposed site will be contemporary but complimentary to and will respect the heritage items in the locality.</i>
8. Design Strategies	Responses
The design strategies for the Northwood Centre are: a) Create a local neighbourhood retail centre along Kenneth Street rather than along Northwood Road.	a) When the design strategies were developed, Council had not contemplated the amalgamation of landholdings on Northwood Road to provide for a neighbourhood retail centre. With the amalgamation of these properties, there is an opportunity to create a local neighbourhood centre along Northwood Road to take full advantage of adjacent bushland amenity, reduce traffic conflict points along the busy road and create a vibrant centre. A retail centre with a different focus and offering could also be created along Kenneth Road in the future.
b) Strengthen the connection across Kenneth Street integrating the park into the local centre.	b) The Planning Proposal would contribute to renewal of the wider centre and promote future opportunities to achieve this strategy.
c) Improve pedestrian connectivity through the park by upgrading entrances from William Edwards Street and Lorna Leigh Lane.	c) The Planning Proposal would contribute to renewal of the wider centre and promote future opportunities to achieve this strategy.
d) Activate Central Park and activate its southern end by introducing a low scale, small retail use i.e. newsagent kiosk.	d) The Planning Proposal will complement opportunities to achieve this strategy.
e) Provide a retail use or outdoor seating and cafe to the Sporting Club overlooking the park to serve local requirements as an alternative.	e) Though the Planning Proposal does not involve the Sporting Club, it provides for a public plaza as an extension to the Northwood Road footway, acting as

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	an important visual and pedestrian link to the adjacent bushland. The link to the bushland and the increased amenity this provides is equally as important as that of the Sporting Club and park linkages.
<i>f) Upgrade park with picnic and seating areas, a new all-age playground, a children's loopcycle pathway and providing a protection barrier around playground to offer increased safety and security to small children.</i>	<i>f) The Planning Proposal would contribute to renewal of the wider centre and therefore opportunities to achieve this strategy.</i>
<i>g) Undertake street public domain upgrades to Kenneth Street to slow traffic and improve pedestrian connectivity and amenity.</i>	<i>g) As stated above, Council did not consider the amalgamation of properties on Northwood Road. Rezoning the site will facilitate redevelopment with significant improvements to the street frontage activation and pedestrian prioritisation of Northwood Road and will create, for the first time, pedestrian public access to the open space bushland and pedestrian links throughout the area.</i>
<i>h) Provide street trees along the Central Park edge and the eastern edge of Kenneth Street.</i>	<i>h) N/A</i>
<i>i) Provide on street parking between street trees to Kenneth Street.</i>	<i>i) N/A</i>
<i>j) Consider an increased setback to eastern side of Kenneth Street to widen footpaths for better amenity and street trees.</i>	<i>j) N/A</i>
<i>k) Promote active retail shop fronts to Kenneth Street.</i>	<i>k) Since Council did not consider the amalgamation of properties on Northwood Road, the opportunity to revitalise the centre in this location was also not contemplated in the controls. The Indicative Design Concept utilises this site and promotes active retail shop fronts on Northwood Road. It incorporates 1,460m² of non-residential floor space at the ground level, comprising a mix of employment generating</i>

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		businesses, offices and retail including cafes, restaurants and shops to help activate Northwood Road. Redevelopment would compliment and not compete with the design strategy stated for Kenneth Street.
<i>l) Encourage retail uses to the northern and southern sides of Northwood Road to activate the street edge subject to Roads and Traffic Authority's (RTA) constraints for parking and locality.</i>		l) The Indicative Design Concept provides ground level retail opportunities in order to help activate Northwood Road. All parking for the retail component is provided on-site within various levels of basement parking. Vehicular access points to the site will be reduced and therefore pressure will also be reduced to on-street parking in the vicinity. Refer to Traffic Assessment at Appendix E .
<i>m) Allow residential uses above the ground floor to Kenneth Street potentially up to 3 – 4 storeys high.</i>		m) The Planning Proposal is seeking to amend the height controls in order to create a high quality urban form, which will initiate and encourage urban renewal. The subject site allows great opportunity to provide residential uses above the ground floor due to its large lot size. Though the site is not located on Kenneth Street, the Northwood Neighbourhood Master Plan Design Principles and Block Study Options attached at Appendix C provides an appropriate scale and form for the entire Northwood Neighbourhood Centre in order to stimulate urban renewal.
<i>n) Setback the upper floor by 3 metres to reduce appearance of mass from the footpath.</i>		n) Any future development will meet this requirement.
9. Desired Future Character	Responses	
<i>The desired future character for the Northwood Neighbourhood centre is to create a pedestrian friendly, cyclist friendly, vibrant and active, small neighbourhood centre for local residents. To achieve this outcome retail uses are to be concentrated around</i>		Redevelopment of the subject site is essential to achieve the renewal and revitalisation of the Northwood Neighbourhood Centre which Council

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	Kenneth Street but rather compliments its future growth. Kenneth Street has the opportunity to become the quieter low scale, low key retail area (gift shops, hair dressers, cafes, butcher, chemist, etc) with connections to the park opposite.
5. To improve bicycle access to this area, and encourage walking and cycling.	5. The Planning Proposal seeks an increase in density in an existing urban centre, with good access to public transport and areas of active open space. Off street parking and reduced vehicle access points off Northwood Road will increase safety and amenity for all modes of transport.
6. To provide a high quality landscaped public domain for the new centre.	6. The Indicative Design Concept dedicates a significant public plaza space of 1,460m ² as an extension to the Northwood Road footway, providing pedestrian access to all parts of the development and acting as an important visual and pedestrian link to the bushland.
7. To mitigate against the impact of traffic noise and movement from River Road and Northwood Road on the local centre.	7. Any future residential component can be adequately designed to mitigate against noise impacts. There is also the opportunity for public spaces at ground level to be directed away from the street frontage to create pleasant public areas free of noise impacts. Rear residential will also be well set back from Northwood Road and with a bushland outlook and frontage.
8. To fully integrate Central Park into the local centre as the main public open space area and encourage establishment of cafe uses and seating opportunities co-located with the park and play areas.	8. The residential component of the proposal will further support the neighbourhood centre in terms of population to utilise existing facilities and future amenities such as cafes and park and play areas. The convenience of the mixed use complex will prove popular for the surrounding local residents.

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9. To encourage upgrading of the park to improve its facilities for children and older residents.	9. Though the Planning Proposal does not directly relate to Central Park, it does provide a pedestrian thoroughfare to allow for public access to the open space bushland to the east and pedestrian links throughout the precinct. The Section 94 Contributions arising from this development may also be used by Council for the upgrade of Central Park.
10. To provide the opportunity for outdoor seating and dining in a pleasant neighbourhood environment.	10. There is an opportunity for ground floor retail with outdoor seating on-site.