

Building Scale – Pacific Highway/Longueville Road Precinct

Proposal Title : Building Scale – Pacific Highway/Longueville Road Precinct

Proposal Summary : The proposal seeks to amend the permissible height and floor space ratio controls for land fronting the Pacific Highway and Longueville Road; downzone 5 Allison Avenue from R4 High Density Residential to R2 Low Density Residential, reduce the allowable floor space ratio for land at 5 Allison Avenue from 4.1:1 to 0.5:1 and set a minimum lot size of 550 Sqm for the land at 5 Allison Avenue.

PP Number : PP_2012_LANEC_001_00 **Dop File No :** 11/22449

Proposal Details

Date Planning Proposal Received : 16-Dec-2011 **LGA covered :** Lane Cove

Region : Sydney Region East **RPA :** Lane Cove Municipal Council

State Electorate : LANE COVE **Section of the Act :** 55 - Planning Proposal

LEP Type : Spot Rezoning

Location Details

Street :

Suburb : **City :** **Postcode :**

Land Parcel : Pacific Highway/Longueville Road Precinct

DoP Planning Officer Contact Details

Contact Name : Tharani Yoganathan

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RPA Contact Details

Contact Name : Stephanie Bashford

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DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre : N/A **Release Area Name :**

Regional / Sub Regional Strategy : Metro Inner North subregion **Consistent with Strategy :** No

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MDP Number :	Date of Release :
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :
No. of Lots : 0	No. of Dwellings (where relevant) : 0
Gross Floor Area : 0	No of Jobs Created : 0

The NSW Government Lobbyists Code of Conduct has been complied with :

If No, comment :

Have there been meetings or communications with registered lobbyists? : No

If Yes, comment :

Supporting notes

Internal Supporting Notes : The Lane Cove LEP 2009 contains 12m height controls and 4.1:1 floor space ratio controls for this precinct which borders extremely busy roads.

The floor space ratio controls of 4.1:1 were derived from a consultant report that investigated the economic viability of development opportunities on a number of sites identified for uplift by Lane Cove Council.

Council wishes to bring the FSRs into line with those in the Lane Cove Town Centre and recognises that additional height is required to provide incentive for redevelopment.

The site at 11-13 Longueville Road partially collapsed during the construction of the Lane Cove tunnel.

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The objective of the planning proposal is to provide incentive for new residential development while reducing the yield for the sites.

The proposal also seeks to amend the zoning, floor space ratio and minimum lot size controls for land at 5 Allison Avenue to reflect its current built form as a detached dwelling.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : The land in the Pacific Highway/Longueville Road Precinct is zoned R4 High Density Residential under the Lane Cove LEP 2009. The precinct currently allows a maximum height limit of 12m, with an allowable floor space ratio of 4.1:1.

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The proposal seeks to amend these controls as follows:

- 1) Increase the maximum building height on the 2 'Gateway' sites (3-7 Gatacre Avenue, 388 Pacific Highway, 390-400 Pacific Highway, 2-4 Longueville Road, 2A - 2B Longueville Road and 2 - 4 Burley Street) from 12m to 25m.
- 2) Increase the maximum building height at 11 - 47 Longueville Road from 12 m to 18m.
- 3) Reduce the maximum floor space ratio for the entire precinct (3-7 Gatacre Avenue, 388 Pacific Highway, 390-400 Pacific Highway, 2-4 Longueville Road, 2A - 2B Longueville Road, 2 - 4 Burley Street, 11 - 47 Longueville Road and 374-386 Pacific Highway) from 4.1:1 to 2:1.
- 4) Reduce the development potential of 5 Allison Avenue by:
 - changing the zone from R4 High Density Residential to R2 Low Density Residential
 - reducing maximum building height from 12m to 9.5m and
 - reducing maximum floor space ratio from 4.1:1 to 0.5:1
 - set a minimum lot size of 550 Sq m.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

3.1 Residential Zones

* May need the Director General's agreement

3.4 Integrating Land Use and Transport

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

N/A

e) List any other matters that need to be considered :

Council advises that despite the reduction in yield that the amendments represent, it believes 450 dwellings will result under the current controls and that it can meet the benchmark of 70% of its 2031 targets.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

A 28 day community consultation period is considered appropriate.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **No**

If No, comment :

The primary issue is the inconsistency between the Economic Feasibility report (Hill PDA 2008) and the proposed reduction in yield for these sites. Council proposes to test the impact of an increased height in conjunction with the reduction in FSR over a five year period.

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **The Lane Cove LEP was notified in February 2010.**

Assessment Criteria

Need for planning proposal : **Council wishes to reduce the yield possible on the sites while providing a some incentive for development by increasing the height permissible. It is concerned that the bulk of the buildings currently allowed (12m maximum building height and 4.1:1) is out of keeping with its controls for the Lane Cove town centre (max FSR 2.5:1). The current controls have been in place since 2010.**

Consistency with strategic planning framework : **The proposal is inconsistent with the draft Inner North Subregional Strategy and Metropolitan Plan in that it seeks to decrease the allowable residential density of the precinct.**

Environmental social economic impacts : **The Pacific Highway/Longueville Road precinct is positioned on the Pacific Highway ridge that borders the entrance to the Gore Hill Freeway from Epping Road. The area is subject to high levels of vehicular traffic.**

Northern side of Precinct:

The land at 11-47 Longueville Road currently contains old housing stock in the form of 3-4 storey walk up Residential Flat Buildings (RFB). The proposed maximum height limit of 18m should allow for 6 storey development. However, given the extent of development currently on the land the reduction in FSR and the strata titled ownership pattern redevelopment in short-medium term is unlikely.

The 'Gateway' site at 2-4 Burley Street, is currently vacant and is owned by the RMS. The proposed 25m height limit (8 storeys) is considered acceptable as most overshadowing would fall onto the roadway to the south. A group of RFBs (approximatley 14 storeys) (on an island site surrounded by busy roads) to the east of the site sets a precedent for this height. It is noted that the proposed floor space ratio of 2:1 is half that recommended by the HillPDA 2008 study.

Southern side of precinct:

The land fronting Longueville Road and the Pacific Highway to Gatacre street, contains 2 storey commercial buildings and residential flat buildings. Further south along the Pacific Highway towards Allison Avenue, the land contains 2 storey commercial buildings, a service station and a short term accomodation building.

A cross section prepared by the department (see attachment) illustrates a potential built form arising from the proposed controls - 25m (8 storeys). A setback of 10 metres on a busy road would be desirable. Topography of the land combined with the heights proposed will raise overshadowing issues for the detached dwellings on the southern side of Mafeking Avenue. However, Council has advised that local residents support towers that allow sunlight access.

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Assessment Process

Proposal type : **Precinct** Community Consultation Period : **28 Days**

Timeframe to make LEP : **6 Month** Delegation : **DDG**

Public Authority **Transport for NSW - Roads and Maritime Services**
Consultation - 56(2)(d)

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
AT 10 Pacific Longueville Precinct - Hill PDA excerpts.pdf	Study	Yes
Cross Section_ Pacific Hwy to Mafeking Ave_DOPI.pdf	Drawing	Yes
AT 1 PP 7 2011 Building Scale Pacific Longueville - Site context.doc	Map	Yes
Planning Proposal 7 2012 (updated) Built Scale - Pacific Longueville Precinct.doc	Proposal	Yes
AT 5 Pacific Longueville Current FSR (updated) 14 2 12.pdf	Map	Yes
Pacific Longueville Proposed FSR Map 24 2 12.pdf	Map	Yes
Planning Proposal Site Area.doc	Map	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **3.1 Residential Zones**
3.4 Integrating Land Use and Transport
7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **Consultation with Transport for NSW - Roads and Maritime Authority as the owners of 2-4**

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Burley Avenue.

Supporting Reasons : It is considered that the proposal may result in a precinct that is unviable due to the reduction in FSR and the linear nature of development sites that must then be reconciled with the adjoining low density areas. {See the development pattern of surrounding areas to the north east of the Pacific Highway/Longueville Road precinct along Helen Street and Stokes Street in the attached Google Earth photo}.

However, Council advises that owners of the commercial properties along the Pacific Highway are supportive. Exhibition of the proposal will provide the opportunity for community feedback.

Signature:



Printed Name:

Juliet Grant

Date:

24/2/12.