



Planning Proposal

4-18 Northwood Rd, 274 & 274A Longueville Rd,
Lane Cove NSW

Submitted to Lane Cove Council
On Behalf of Pathways Property Group

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Report Revision History

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This document is preliminary unless approved by a Director of City Plan Strategy & Development

CERTIFICATION

This report has been authorised by City Plan Strategy & Development, with input from a number of other expert consultants, on behalf of the Client. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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Appendix	Document	Prepared by
1	Survey Plans	Beveridge Williams
2	Traffic Impact Assessment	Traffix
3	Urban Design Report	GMU
4	Contamination Report	Douglas Partners
5	Arborist Report	Stuart Pittendrigh
6	Flora and Fauna Assessment	Cumberland Ecology
7	Communication Report	Urban Concepts
8	Traffic Survey	Traffix

Section A - Overview

1. Executive Summary

This Planning Proposal (PP) is being submitted to Lane Cove Council on behalf of the proponent, Pathways Property Group.

This PP explains the intended effect of, and justification for the proposed amendment to the Lane Cove Local Environmental Plan 2009. The amendment is site specific for No. 4-18 Northwood Road & 274 - 274A Longueville Road, Lane Cove (the site).

It has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the relevant Department of Planning & Environment guidelines, including "A Guide to Preparing Local Environmental Plans" and "A Guide to Preparing Planning Proposals".

This PP seeks to amend the development controls of the site to allow for a 'seniors housing' development (specifically a residential aged care facility) with a community well-being precinct at ground level (including a range of shops, cafes and support services).

Pathways Residences

The proponent is Pathways Property Group, which is the real estate arm of Pathways Residences, the operator of the Pathways Residential Aged Cared Facilities.

Pathways Residences is a boutique organisation that provides excellence in care, accommodation and services to older Australians who are no longer able to live independently within the community.

Since 2001 they have established four Residences in the Sydney Metropolitan Area: Pathways Residences Sailor Bay, Pathways Residences Killara Gardens, Pathways Residences Cronulla Pines and Pathways Residences Cronulla Seaside.

In order for Pathways to provide similar services in this particular location, an amendment to Council's Local Environmental Plan is required.

LEP Amendments

The purpose of this PP is to trigger the provisions of the State Environmental Planning Policy (Housing for Seniors and People Living with a Disability) (SEPP). As this SEPP does not outline maximum FSR or height controls, the purpose of this PP is to also set maximum development controls for the site, to provide both Council and the community with a high degree of certainty of the expected built form which could be achieved on the subject site.

The following amendments to the Lane Cove Local Environmental Plan 2009 are proposed:

- **Floor Space Ratio** - Amending the FSR from 0.8:1 and 1:1 to 1.98:1;
- **Building Height** - Amending the building height from 9.5 and 12 metres to 70.250 RL;
- **Permissible Use** - permitting 'seniors housing' on the subject site; and
- **Savings Provision** - introducing a savings provision for the site to allow any Development Application to be assessed concurrently with the PP.

The above controls could provide approximately 130 high quality residential care beds and approximately 20 direct full time jobs (at any one time from the residential aged care facility).

Public Benefits

In addition to providing additional residential care facilities and employment opportunities, this PP will facilitate the below additional public benefits to the local community.

- **Low Impact Development:** the proposed built form generates less traffic when compared to a LEP and DCP complying scheme;

- **Providing additional residential care beds:** in 2011, approximately 13% of the Lane Cove LGA was aged over 65. In 2016, this increased to 14% of the total population. This PP is therefore able to directly satisfy the needs of this evolving community by providing 130 high quality residential beds, in an undersupplied inner city location;
- **Removal of non-conforming uses and development:** there are currently three service stations within the centre. This PP proposes to remove one service station which is no longer permissible on the subject site;
- **Access to Bushland:** view corridors and pedestrian thoroughfares have been incorporated into the design to ensure the adjacent bushland area is integrated within the centre and surrounding streetscape. This will ensure the bushland and associated walking tracks can be enjoyed by the local community;
- **Amalgamation:** amalgamating several smaller allotments, creating an opportunity to develop a cohesive concept plan with the surrounding built form; and
- **Improved streetscape:** the proposal will transform this location, with ground floor retail and improved streetscapes, creating improved amenity for residents and visitors.

In 2012 a PP was lodged by another property company, to rezone the site to allow for a high density residential and supermarket development with a maximum height of 18m (5-6 storeys) and an FSR of 2.25:1.

The proposal was not supported by Council after the exhibition process due to traffic concerns and as it lacked transition and adequate setbacks to the surrounding residential properties.

This PP differs from the previous proposal, as it proposes a residential aged care facility with a community wellbeing precinct at ground level, which as outlined in this PP generate less traffic and less parking demand when compared to the previous PP, a complying development scheme under existing controls and in most cases the site's existing buildings.

The proponent has undertaken a considerable amount of pre-lodgement consultation with both Council and the local community. As a response to the feedback received from this consultation, the proponent has made several modifications to the proposal including reducing the proposed height and the amount of retail at ground level. A detailed traffic report has also been prepared addressing all matters raised during the consultation process.

Careful attention has also been given to the potential built form. The indicative scheme, accompanying this proposal, responds to the site's surrounding context and topography, by providing a transition in heights and suitable setbacks from all boundaries. This will ensure any impacts such as visual bulk and shadowing are kept to a minimum.

This PP addresses all relevant considerations under the Guidelines and demonstrates that the proposal is consistent with State, Regional and Local planning policies and also the relevant s117 Ministerial Directions.

In summary, there is a sound planning basis and strategic merit to support the zoning of the site as promoted by this PP.

2. The Site

2.1 Location and description

The subject site is located within the Lane Cove Local Government area, approximately 9 kilometres from the Sydney CBD. The site currently consists of fourteen (14) allotments as demonstrated in the Figure below and the Survey Plans at Appendix 1.

Table 1: Lot descriptions

Address	Lot Description
274 and 274a Longueville Road	Lot 1 and 2 DP 857133
4-10 Northwood Road	Lot 1 DP 663462 and Lot 4 DP 321048
12 Northwood Road	Lot A DP 307899
14-14A Northwood Road	Lot B DP 307899
	Lot G DP 307899
16 Northwood Road	Lot C DP 307899
	Lot D DP 307899
	Lot 1 DP 445348
	Lot 2 DP 445348
18 Northwood Road	Lot D DP 370042
	Lot A DP 370042
	Lot B DP 370042
Total Site Area -	5,000 sqm (approximately)



Figure 1: Aerial view, site outlined in red (Source: Sixmaps NSW)

It has an area of approximately 5,000 sqm and is irregular in shape with an approximate 100m frontage to Northwood Road.

The site is located along the intersection of Northwood Road, Longueville Road, River Road West and Kenneth Street.

The site is currently occupied by a diverse mix of land uses, including residential along the northern boundary (refer to Figure 2), a service station within the centre of the site (refer to Figure 3) and commercial and retail uses along the southern boundary (refer to Figure 4).



Figure 2: Residential Land uses



Figure 3: Service Station



Figure 4: Retail/Commercial Uses

A summary of the site's existing land uses has been provided in the below table.

Table 2: Existing land uses

Address	Existing Use
274 and 274a Longueville Road	Residential dwellings
4-10 Northwood Road	Service station
12 Northwood Road	Two storey building with retail location at ground level
14-14A Northwood Road	Two storey building with retail location at ground level
16 Northwood Road	One storey commercial building
18 Northwood Road	Two storey building used as a veterinary clinic

2.2 Context & Surrounding Land Uses

On a broader scale, Lane Cove is approximately 9km north-west of Sydney CBD. Lane Cove is in close proximity to public transport services, the M2 Motorway, shops and neighbouring employment centres.

The site is situated within the precinct known as the 'Northwood Neighbourhood Centre' as identified in the Lane Cove DCP 2009. An array of land uses current surround the site, including:

To the east: the site borders bushland and is located in close proximity to both Gore Creek and Tennis World Lane Cove (refer to Figure 5).



Figure 5: Bushland to the east

To the south: are two existing service stations (refer to Figure 6) in addition to a mix of existing residential buildings.



Figure 6: Service stations to the south

To the west: in addition to a mix of residential buildings, is also the Longueville Sporting Club (the 'Diddy') (refer to Figure 7).



Figure 7: Longueville Sporting Club to the west

To the north: in addition to open space facilities are a mix of residential typologies (refer to Figure 8).



Figure 8: Open space and residential buildings to the west

2.3 Applicable Planning Framework

2.3.1 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The aim of this PP is to trigger the provisions of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP) and to set FSR and building height controls for the site.

The SEPP aims to encourage the provision of housing (including residential aged care facilities) that will:

- Increase the supply and diversity of residences that meet the needs of seniors or people with a disability;
- Make efficient use of existing infrastructure and services; and
- Be of a good design.

The SEPP applies to land within New South Wales that is land zoned primarily for urban purposes or land that adjoins land zoned primarily for urban purposes, but only if:

- (a) development for the purpose of any of the following is permitted on the land:
 - (i) dwelling-houses,
 - (ii) residential flat buildings,
 - (iii) hospitals,
 - (iv) development of a kind identified in respect of land zoned as special uses, including (but not limited to) churches, convents, educational establishments, schools and seminaries, or
- (b) the land is being used for the purposes of an existing registered club.

As outlined in the Section below, the subject site is zoned R4 High Density Residential and B1 Neighbourhood Centre.

The R4 Zone allows for 'residential flat buildings', which therefore triggers the provisions of the SEPP. The B1 Zone does not permit 'residential flat buildings' or 'seniors housing', and therefore does not currently trigger the SEPP.

From a review of other Council LEPs, it is unusual that 'residential flat buildings' are not permissible with the B1 Zone, and therefore not triggering the SEPP. From this review, it has become apparent that the SEPP is applicable to B1 Zones in LGAs such as Leichhardt, Bankstown, Botany Bay, Gosford, Hawkesbury, Kogarah, Mosman, and Randwick. This PP therefore does not propose any unusual amendment. Additionally, this PP does not propose to add 'seniors housing' to all land zoned B1 but rather specifically to the subject site.

The SEPP also sets out a series of standards that cannot be used to refuse development consent for different 'seniors housing' developments. The standards do not impose any limitation on the grounds on which a consent authority may grant development consent. As a result, any development subject to this Policy is not subject to any maximum height or density controls.

As any 'seniors housing' development could be subject to these provision, careful consideration has been given to the drafting of the proposed amendments, to ensure the proposed controls are limited to a 'seniors housing' development and any development is not eligible for any bonus provisions under this Policy.

This is further explained in Section 7 of this PP.

2.3.2 Lane Cove Local Environment Plan 2009

The current Lane Cove Local Environmental Plan 2009 (LCLEP) has the following relevant controls applicable to this site:

- Land Use Zoning - B1 Neighbourhood Centre and R4 High Density Residential

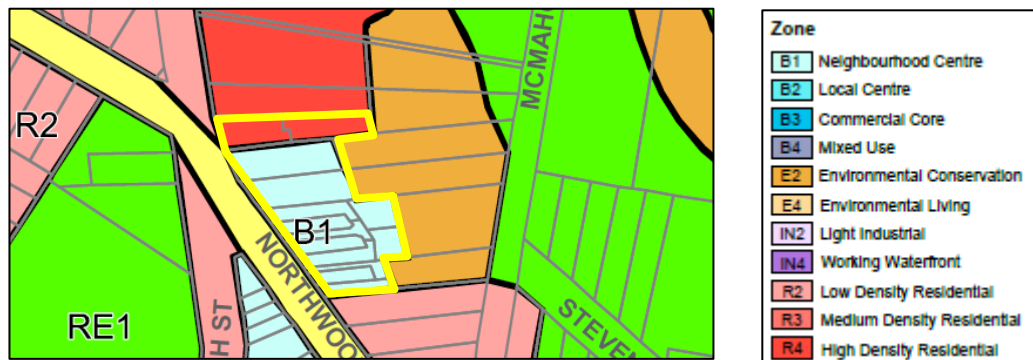


Figure 9: Extract of Land Zoning Map (subject site highlighted with yellow boundary) (Source: NSW Legislation)

- Building Height: 12m and 9.5m

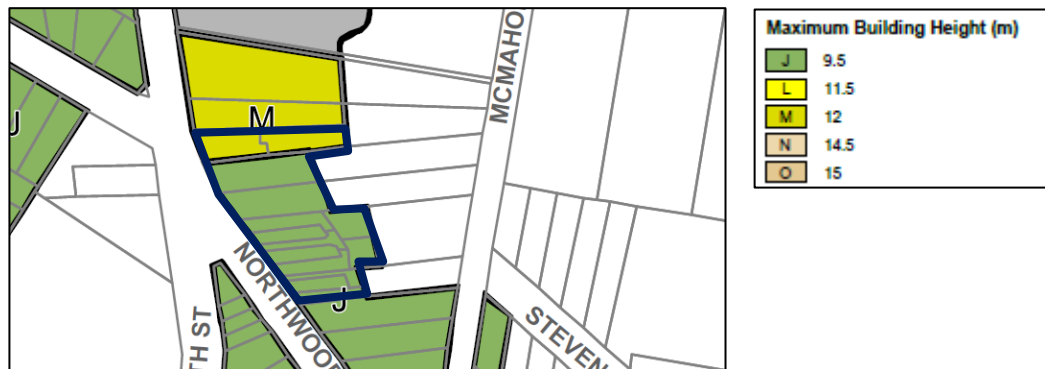


Figure 10: Extract of Height of Buildings Map (subject site highlighted with blue boundary) (Source: NSW Legislation)

- Floor Space Ratio: 0.8:1 and 1:1

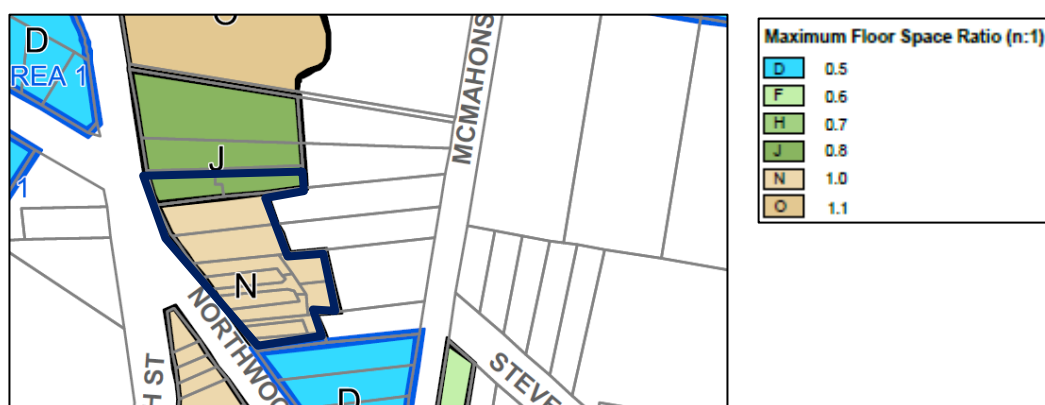


Figure 11: Extract of Floor Space Ratio Map (subject site highlighted with blue boundary) (Source: NSW Legislation)

2.3.3 Lane Cove Development Control Plan 2009

Part D - Commercial & Mixed Use Localities

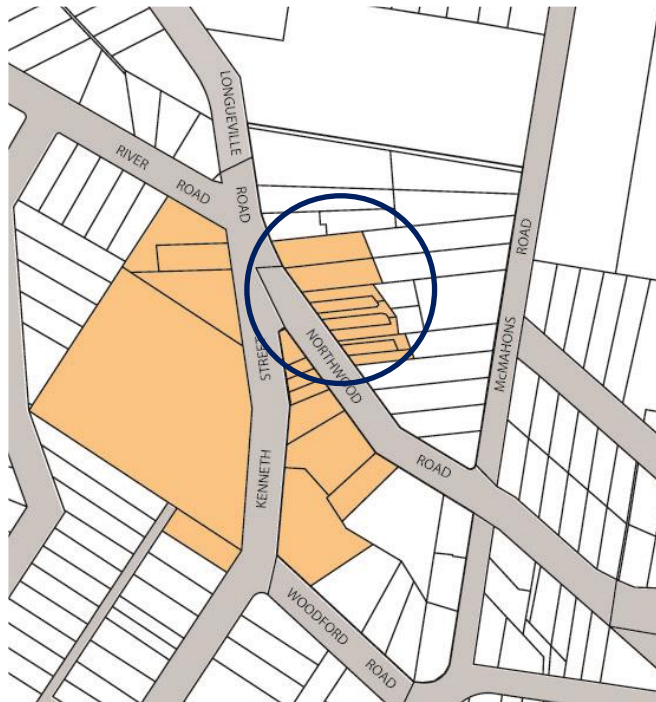


Figure 12: Extent of Northwood Neighbourhood Centre (site highlighted with blue boundary) (Source: LCDCP 2009).

The site, as previously stated, is identified as a part of the Northwood Neighbourhood Centre in the Lane Cove DCP 2009, under Part D - Commercial & Mixed Use Localities.

Part D of the DCP 2009 identifies several opportunities the site can offer:

- Opportunity for an active frontage along Northwood Road to boost the area by providing neighbourhood shops/ convenience stores, cafes and or 'showroom' style retail uses due to great exposure along main road;
- Improve pedestrian connectivity, including encouraging cycling and walking along the frontage to Northwood Road & through the local centre;
- To contribute to the goal of creating a "high quality, vibrant and pleasant neighbourhood centre to serve local resident's needs"; and
- To integrate the site into the local park network, and improve connections to Central Park.

3. Site Opportunities

An Urban Design Report has been prepared by GMU and provided at Appendix 3. This report provides a series of urban design principles which have been developed to assist in informing an indicative design for the site.

These principles include:

- Redevelop the site to improve the streetscape presentation and activation of this side of the centre;
- Provide a scale and form that reinforces the street edge but provides sufficient footpath widening to allow street trees;
- Improve the sense of place of the centre by providing a well-mannered architectural solution;
- Reinforce the existing lower scale street edge and set any taller elements back from the street edge;
- Reduce the number of vehicle crossings to improve the public domain;
- Retain existing local retail/commercial uses which are important to the local community. This could potentially include a vet clinic at street level in addition to other convenience retail uses.
- Provide sufficient critical mass of development to provide activity to this side of the centre and to mark the centre;
- Provide a scale transition to the site side boundaries and sufficient setbacks to ensure reasonable amenity to neighbouring properties; and
- Respond in the retail frontage to the fine grain lot subdivision pattern.

The below diagram summarises these principles in addition to the site's opportunities.

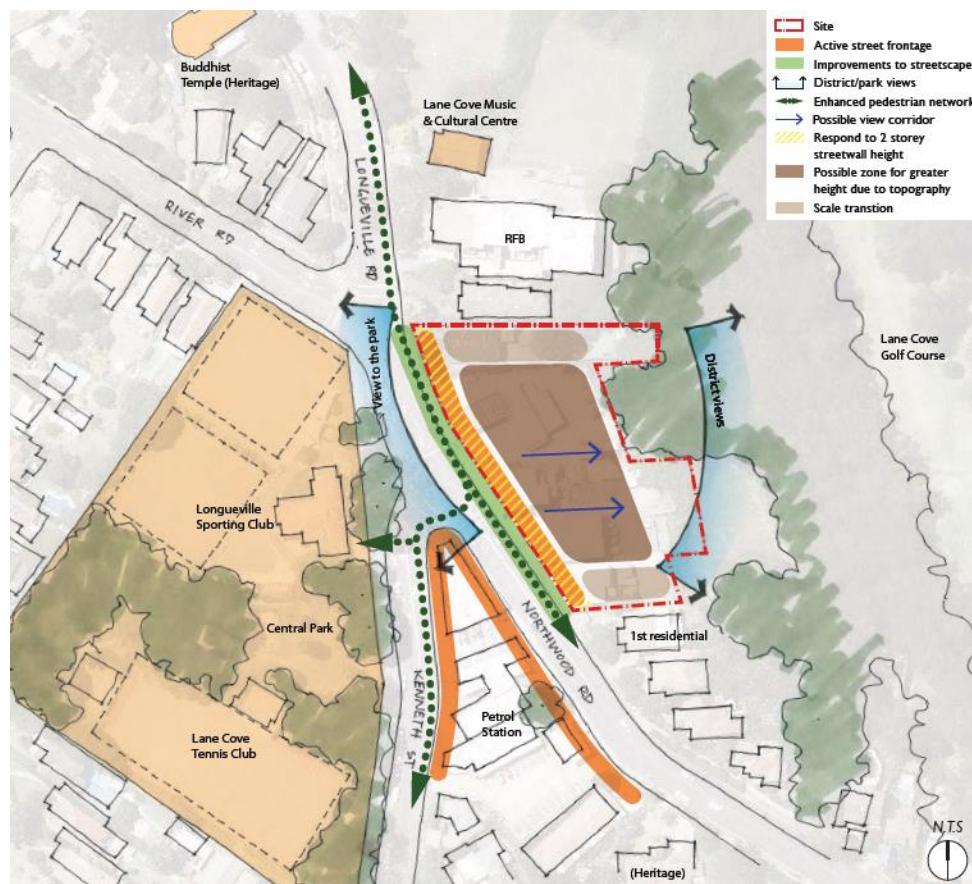


Figure 13: Site Opportunities

4. Indicative Design Concept

An indicative concept has been prepared by GMU in the Urban Design Report at Appendix 3. The design is very much conceptual and does not represent a detailed development proposal, which would only be formulated if the PP proceeds.

The amalgamation of several narrow allotments would enable a mixed-use development with a maximum of 6 storeys, with a height of 70.25 RL when measured to the underside of the top-level ceiling. As outlined below, given the topography of the site however, the built form incorporates a 3-storey street wall height with a recessed 4th storey to Northwood Road

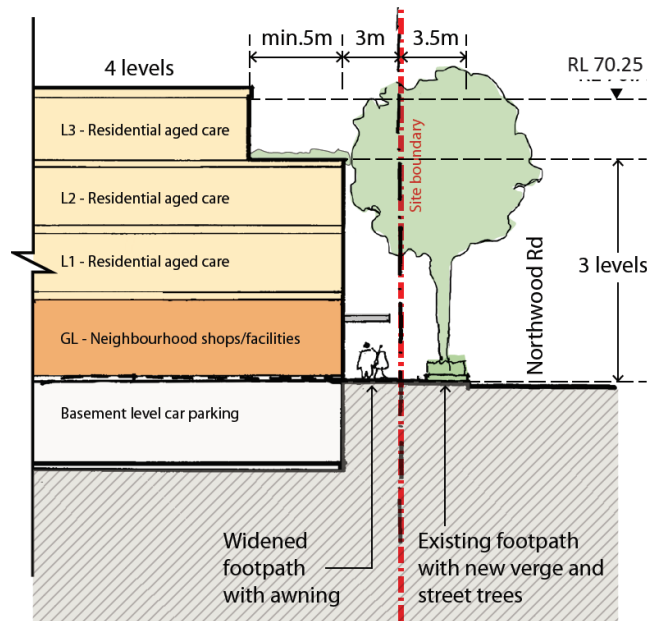


Figure 14: Proposed Built Form

The development could include a 5-level residential aged care facility (at the rear) and a community wellbeing facility along the ground floor (comprising of uses such as retail, cafes and a veterinary clinic, for example).

As outlined in the figure below, a range of heights could be incorporated into the design. This includes 3 storeys along the development's front and side boundaries.

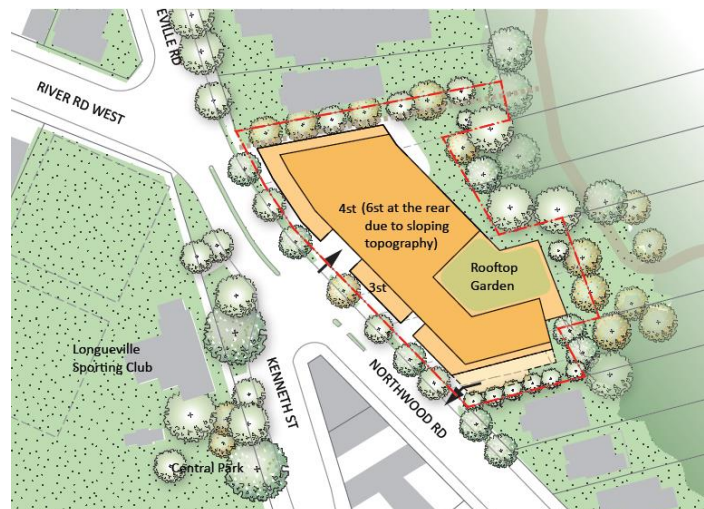


Figure 15: Distribution of Heights

As outlined in the figure below, a community wellbeing precinct is proposed at ground level, which could include a range of different land uses such as cafes, a medical centre, convenience retail and a relocated veterinary clinic.

The layout of this level allows for view corridors and pedestrian through site links from the streetscape to the adjacent bushland to the east. This will allow the community to enjoy the bushland area including the associated walking tracks.

Vehicular entry access will be provided from the intersection of Northwood Road and Kenneth Street, associated with an on-site drop-off area. A vehicular exit point could also be located closer to the southern boundary.



Figure 16: Ground Level Concept

The following figure outlines the general locations of open space and landscape areas within the proposed development.

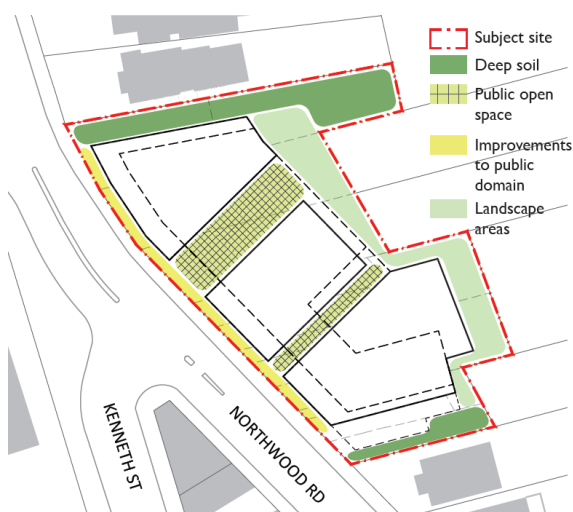


Figure 17: Indicative Ground Floor Landscape Layout

The proposed landscape areas could include the following outcomes:

- Setbacks to side boundaries including landscaped areas to reduce the visual scale of any new development;

- New street trees and paving to Northwood Road and a 3m setback could be provided to achieve a high quality public domain for the site frontage;
- Power lines fronting the site could be installed underground;
- Resident open space and courtyards could be provided to the rear of the site and on the upper levels of the building; and
- Landscaped terraces could be provided as the built form is setback for upper floors.

It is envisaged that a site-specific Development Control Plan (DCP) will be prepared post gateway. A summary of the indicative concept's built form controls, which could be incorporated into a site specific DCP, has been provided in the following table. Refer to the Urban Design Report at Appendix 3 for further information.

Table 3: Development Controls

Control	
Height	Maximum 3 storey street wall height with recessed 4th level to Northwood Road. Maximum 6 storeys at the rear of the site with a maximum RL to the underside of the ceiling of RL 70.25.
Setbacks	Front - Provide a min. 3m front setback to Northwood Road. - Provide a min. 5m setback from the main building alignment for the top floor to Northwood Road. Side - Provide a minimum setback to the northern side boundary of 6m to Ground Level to Level 2. - Provide a min. 3-6m setback to any dwellings or structure to the southern side boundary. - Provide a min. 10m setback from the southern side boundary to Ground Level to Level 2. - Provide a min. 2m setback from the level below to Level 3 to the south. Rear - Provide a min. 3m setback to the rear boundary as its narrowest point.

5. Development Activity

5.1 Previous Planning Proposals

In 2012, property company EG Property Group lodged another PP for the subject site. The proposal sought to rezone the site to B1-Neighbourhood Centre with a maximum height of 18m (5-6 storeys) and an FSR of 2.25:1.

The Department of Planning and Environment issued a Gateway Determination with conditions for the 2012 PP.

This PP, post gateway, was however not supported by Council and the proponent did not proceed with a pre-gateway review.

A comparison between the 2012 PP and the subject PP has been provided in the below table.

Table 4: PP Comparison

	2012 PP	Current PP
Proposed Zoning	B1 Zone (entire site)	No change
No. of levels at street frontage	5 levels	3 levels
Front street setbacks	0 metres	Up to 8 metres (along upper levels)
Side setback	1-7.5 metres	Up to 12 metres (along upper levels)
View Corridors	No view corridors	Two view corridors could be provided to the adjacent public reserve, providing opportunities for public plazas and outdoor dining.
Public Access/dedication	Public access to bushland through land dedication.	Public access to bushland through land dedication
Use of public land	Proposed to use part of the Council open space land as an Asset Protection Zone	Not proposing to use any public land.
No. of Basement Parking Levels	2 basement levels	1 basement level
FSR	2.25:1	1.98:1
Proposed development	Speculative development, proposing residential apartments with a supermarket at the basement level (no uses permissible).	Purpose built development, proposing a residential aged care facility, with a possible medical centre, cafes, neighbourhood shops and a relocated veterinary (all latter uses are permissible).

This PP proposes a purpose built community facility, including convenience retail opportunities, which is a completely different planning proposition when compared to the previous proposal.

5.2 Surrounding Development Activity

A PP located on Council land, at 266 Longueville Road, was adopted and gazetted for residential development in July 2015. The development comprises of 3 storeys at the site's street frontage and 7 storeys adjacent to the bushland to the east. It also comprises of a 1.1:1 FSR.

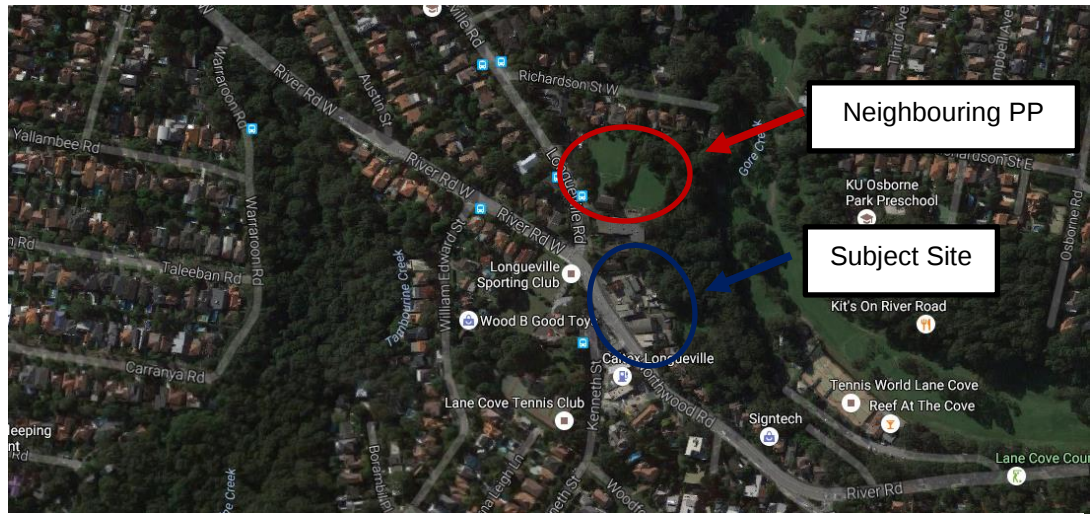


Figure 18: Neighbouring PP

This PP was accompanied by a site specific DCP, known as 'Locality 7 -266 Longueville Road', within 'Part C - Residential Localities' of the Lane Cove DCP.

It should be noted, as residential flat buildings are now permissible on Council's land, that if the site were to be developed for 'seniors housing', as outlined in the DCP and PP documentation, the Seniors SEPP would be applicable to the subject site. As previously mentioned, there are no maximum FSR or height controls applicable if development is carried out in accordance with the SEPP.

The DCP also comprises of site specific development controls such as building height. As illustrated in the figure below, the subject site has a maximum height of RL 62.8 and the development could have a 3-level street frontage, with 7 levels along the rear boundary.

For consistency, this PP also proposes a RL height.

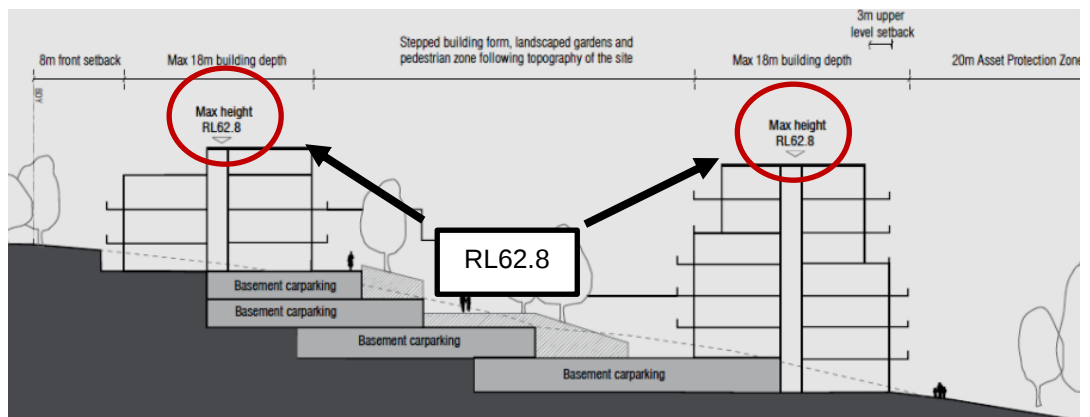


Figure 19: Site Specific DCP - Height Controls

As outlined in the Figure below, the subject PP proposes a similar number of levels, with 3 levels along the street frontage and 6 levels along the rear boundary (which is 1 level lower compared to the Council site).

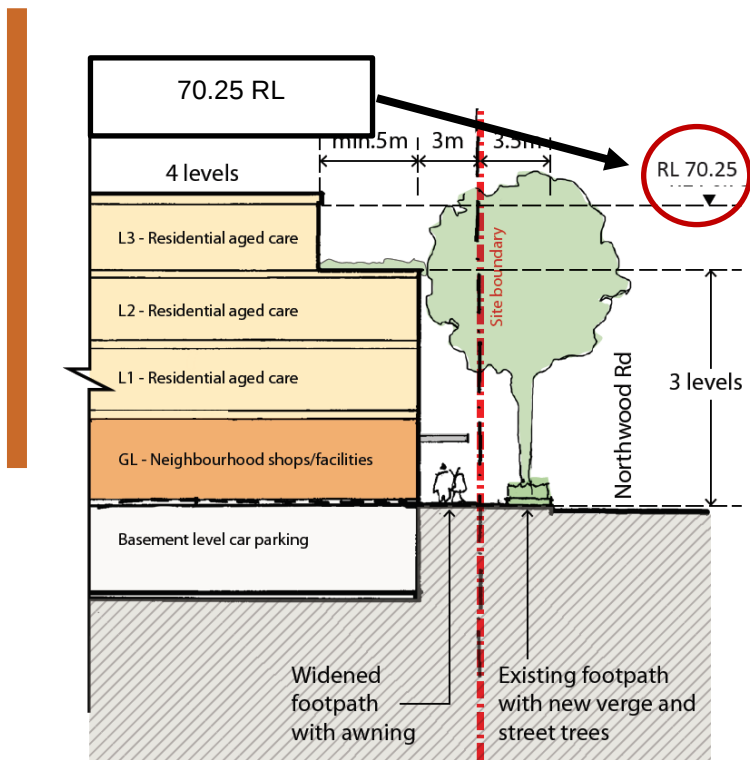


Figure 20: Proposed Height

As outlined below, this PP proposes an increased RL height simply because of the different sloping characteristics of the land.

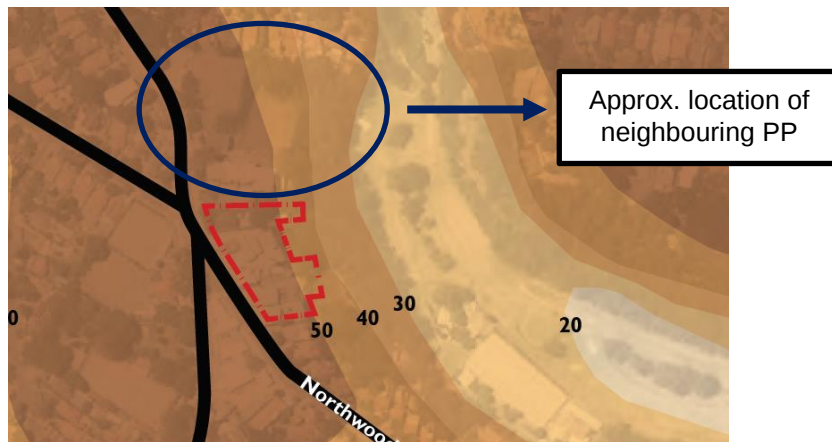


Figure 21: Topography (site highlighted in red) Source: Urban Design Report, GMU

Section B - Planning Proposals

6. Part 1 - Objectives or Intended Outcomes

The objective of this PP is to amend the Lane Cove Local Environmental Plan 2009 to ensure appropriate controls are proposed, to allow for a residential aged care facility, whilst minimising any adverse impacts to the surrounding environment.

The objective will be achieved through:

- Encouraging a mixture of different and compatible land use such as a residential aged care facility and retail uses in an appropriate and accessible location;
- Creating a sense of place, by concentrating a mix of land uses in one location, which improve the functionality and presentation of the existing neighbourhood centre for the locality;
- Creating a vibrant precinct by promoting and encouraging ground level active street frontages;
- Amalgamating several allotments, to enable a cohesive master planned development of an appropriate size;
- Providing public access and view corridors from the surrounding streetscape to the adjacent bushland;
- Providing numerous direct and tangible benefits, which will improve the presentation of the streetscape and the amenity of the locality;
- Protecting and enhancing the existing surrounding environment by proposing a building envelope and form that will result in minimal to no adverse impacts;
- Allow for a Development Application to be lodged, but not finally determined, before the Planning Proposal is made; and
- Stimulating growth of the local economy and offering employment opportunities for the local community.

7. Part 2 - Explanation of provisions

In order to achieve the built form as outlined in the indicative concept plan, the following controls are required:

- Floor Space Ratio - 1.98:1
- Building Height - RL 70.250 (height to underside of top level ceiling);
- Inserting a permissible use to allow 'seniors housing' on the subject site;
- Introducing a savings provision for the site to allow any DA to be assessed concurrently with the PP.

Land Use Definitions

As outlined below, the LEP's 'seniors housing' definition, includes 'residential care facilities':

seniors housing means a building or place that is:

- (a) **a residential care facility**, or
- (b) a hostel within the meaning of clause 12 of [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#), or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),

and that is, or is intended to be, used permanently for:

- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or
- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital.

Note. Seniors housing is a type of residential accommodation—see the definition of that term in this Dictionary.

Along the ground level of the development, a community wellbeing precinct is indicated, which could comprise of land uses such as a medical centre, veterinary clinic, cafes and convenience retail. Medical centres, veterinary clinics and cafes are all permissible within the current B1 zoning.

Any other retail, could fall within the 'neighbourhood shops' definition, which is also permissible within both the B1 and R4 Zones. Any 'neighbourhood shop' will comply with the maximum retail floor areas, as outlined in clause 5.4 of the LEP.

Proposed Amendment

The aim of this PP is to trigger the provisions and development standards of the Seniors SEPP. As outlined in the below proposed Part 6 Additional local provision, however, in order to give the community with a high degree of certainty of the anticipated built form we propose to specifically outline the proposed FSR and building height controls.

This approach has been proposed to:

- Ensure the proposed FSR and height controls only relate to a 'seniors' development and not for any other development type currently permissible within the zone, such as a 'residential flat building' (within the current R4 zone) or a 'business premises' (within the current B1 zone); and
- Ensure it does not trigger any of the bonus provisions within the Seniors SEPP.

In order to achieve the above approach, we envisage the proposed controls to be implemented via a 'Part 6 - Additional local provision' amendment to the LEP. Example wording has been provided below:

Part 6 Additional local provisions

6.8 Development on land at 4-18 Northwood Road and 274-274A Longueville Road, Northwood

(1) This clause applies to land at 4-18 Northwood Road and 274-274A Longueville Road, Northwood, being Lot 1 and 2 DP 857133, Lot 1 DP 663462, Lot 4 DP 321048, Lot A DP 307899, Lot B DP 307899, Lot G DP 307899, Lot C DP 307899, Lot D DP 307899, Lot 1 DP 445348, Lot 2 DP 445348, Lot D DP 370042, Lot A DP 370042 and Lot B DP 370042.

(2) Development for the purpose of 'seniors housing' is permitted with consent on the land.

(3) If development is for the purpose of 'seniors housing' the following controls may apply:

(a) Despite Clause 4.3 and the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, the maximum building height to which this clause applies is RL 70.250.

(b) Despite Clause 4.4 and the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, the maximum floor space ratio to which this clause applies is 1.98:1.

In order to allow any DA to be assessed concurrently with the PP, it is also proposed to introduce a savings provision for the site. Example of wording has been provided below:

1.8A Savings provisions relating to development applications

(5) To avoid doubt, Lane Cove Local Environmental Plan 2009 (Amendment No [insert amendment number]) applies to the determination of a development application made (but not finally determined) before the commencement of that Plan.

We are willing to enter into discussions with both Council and the Department of Planning and Environment to ensure the best approach and statutory mechanism is adopted for this PP and the proposed controls.

The proponent is willing to prepare a site specific Development Control Plan (DCP) or provide suggested amendments to the current DCP, to ensure there are no inconsistencies with the proposed concept design. It will also ensure specific elements and controls which relate to the PP, are provided.

8. Part 3 - Justification

8.1 Need for a Planning Proposal

8.1.1 Is the PP a result of any strategic study or report?

This PP directly supports and implements the priorities and directions as outlined in 'A Plan for Growing Sydney' (APfGS), by providing a variety of housing options in accessible locations and providing employment opportunities close to existing homes.

Ageing Population

In 2016, the Department of Planning and Environment (DPE) released their population projections.

As outlined in the table below, in 2011 the Lane Cove Local Government Area (LGA) had a population of 33,250. In 2016, the population increased by 4,100 people to a total of 37,350.

Table 5: Lane Cove Population Projections

	2011	2016	Increase (2011- 2016)
Lane Cove	33,250	37,350	4,100

SOURCE: DEPARTMENT OF PLANNING AND ENVIRONMENT 2016

The table below breaks down Lane Cove's population projections into age groups. As of 2011, the LGA had 4,500 residents over the age of 65. This represents 13% of the population.

In 2016 the population over 65 increased to 5,200. This represents 14% of the population.

Table 6: Lane Cove Population Projections by Age Group

Age Group	2011	2016
0-4	2,250	2,500
5-9	2,050	2,450
10-14	1,800	2,150
15-19	1,800	2,000
20-24	2,050	2,150
25-29	2,600	2,900
30-34	2,750	3,250
35-39	2,750	3,100
40-44	2,550	2,900
45-49	2,350	2,600
50-54	2,150	2,300
55-59	1,900	2,100
60-64	1,800	1,750
65-69	1,350	1,650
70-74	950	1,250
75-79	750	800

80-84	650	600
85+	800	900

SOURCE: DEPARTMENT OF PLANNING AND ENVIRONMENT, 2016

As outlined in the table below as of 2011, approximately 12% of the Sydney population was aged over 65. By 2016, this increased to 13% of the population. Lane Cove therefore has a higher percentage of senior residents when compared to the Sydney Metropolitan area.

Table 7: Sydney Population Projections by Age Group

Age Group	2011	2016
0-4	288,150	325,350
5-9	251,400	270,400
10-14	264,750	270,500
15-19	324,000	317,450
20-24	361,350	378,250
25-29	342,650	393,750
30-34	330,050	356,400
35-39	309,550	336,900
40-44	296,050	313,850
45-49	276,900	294,050
50-54	240,300	269,650
55-59	261,450	293,700
60-64	214,050	230,200
65-69	161,150	201,400
70-74	121,250	151,200
75-79	94,150	110,450
80-84	76,450	79,250
85+	72,900	89,250

SOURCE: DEPARTMENT OF PLANNING AND ENVIRONMENT, 2016

Australia's and specifically Sydney's ageing population will increase demand for aged care services significantly, particularly high care facilities. It is expected that the needs of older Australians will become more diverse in terms of their care requirements. This trend will require aged care providers to be flexible and responsive to the changing needs of the elderly.

This PP is able to directly support 'A Plan for Growing Sydney' and the changing needs of the Sydney population by providing approximately 130 residential aged care beds in a high demand and under supplied area of Sydney.

Employment

As outlined in the below table, the Lane Cove LGA had approximately 19,344 jobs. By 2031, this is expected to increase by 4,362 jobs, to a total of 23,706.

Table 8: Lane Cove Employment Forecast

	2011	2016	2021	2026	2031	Increase (2011- 2031)
Lane Cove	19,344	20,878	21,742	22,687	23,706	4,362

SOURCE: BUREAU OF TRANSPORT AND STATISTICS

Approximately 20 full time jobs will be generated from the proposed residential aged care facility. Additional employment could also be generated as a result of the proposed community well-being precinct.

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

There is no other mechanism, other than a PP, to permit a 'seniors housing' development on the site.

This PP, is therefore, the best means of achieving the desired outcomes to facilitate the economic redevelopment of the land with a well-designed mixed use development that responds to its immediate and surrounding context and provides an improved planning outcome.

There are multiple options which could be implemented to achieve the proposed controls. These include simple mapping changes, the inclusion of an additional use in Schedule 1 of the LEP or the inclusion of a Part 6 Local Provision specific for the site.

This PP recommends the LEP amendments to be in the form of a Part 6-Local Provision amendment. This is to ensure:

- The proposed height and FSR only relates to a 'seniors housing' development and not for any other development type currently permissible within the zone, such as a 'residential flat building' (within the current R4 zone) or a 'business premises' (within the current B1 zone); and
- It does not trigger any of the bonus provisions within the Seniors SEPP.

This approach, is specific to the subject site, outlining the development controls upfront. It will also give Council and the community a high degree of certainty in regards to the built form anticipated on the site.

8.2 Relationship to Strategic Planning Framework

8.2.1 Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

'A Plan for Growing Sydney' (the Sydney metropolitan strategy) was released in December 2014 and is the NSW Government's 20-year plan for the Sydney Metropolitan Area. It provides direction for Sydney's productivity, environmental management, and liveability; and for the location of housing, employment, infrastructure and open space.

Consistency with 'A Plan for Growing Sydney' is outlined in the below table.

Table 9: Consistency with 'A Plan for Growing Sydney'

Direction	Response
GOAL 1: A competitive economy with world-class services and transport	

Direction 1.6: Expand the Global Economic Corridor	As outlined in the figure below, the subject site is located within the Global Economic Corridor.  Figure 22: Global Economic Corridor (approximate located highlighted with blue boundary) This PP is able to support the priorities of the Global Economic Corridor by supporting the local economy with the construction of a mixed used development and by providing approximately 20 jobs as a result of the residential aged care facility. The site is located close to several Centres including the Sydney CBD and the St Leonards and Chatswood Strategic Centres. The development is able to complement these centres by providing a residential aged care facility and convenience-retail opportunities for the local community and residents of the development. By providing age-suitable housing, with on-site support services such as medical services, it will reduce the incidence of home injuries and lessens the burden on the public medical system.
Direction 1:7: Grow Strategic Centres - providing more jobs closer to homes Direction 1:10: Plan for education and health services to meet Sydney's growing needs	GOAL 2: A city of housing choice, with homes that meet our needs and lifestyles Direction 2.1: Accelerate housing supply across Sydney Direction 2.2: Accelerate urban renewal across Sydney - providing homes closer to jobs Direction 2.3: Improve housing choice to suit different needs and lifestyles This PP is able to deliver approximately 130 residential aged care beds in an inner-city location, responding to the changing demographics and ageing population of both the LGA and the Sydney Region. The existing site currently comprises of ageing buildings which currently do not present an efficient or good urban design outcome for the site. The PP proposes to revitalise the suburb with a mix use development, improving the overall appearance of the local streetscape. The residential aged care facility could provide approximately 130 residential aged care beds and 20 full time jobs to the local community. Additional jobs could be provided as a result of the proposed community wellbeing precinct, along the ground level. The PP proposes to provide a residential aged care facility' for an ageing local population, with services to support a growing elderly community in the Lane Cove LGA.
Direction 3.1: Revitalise existing suburbs	GOAL 3: A great place to live with communities that are strong, healthy and well connected It is proposed to concentrate a mix of land uses on the site, which will improve the functionality, atmosphere and presentation of the existing neighbourhood centre.

Direction 3.3: Create healthy built environments	The PP will improve the overall amenity of the area and will provide opportunities for people to walk shorter distance for amenity and retail opportunities which promotes social cohesion and community connectivity. Overall the proposal supports strong, healthy and well connected communities.
North Subregion - will continue to be an attractive place to live, work and visit with a thriving economy.	
A competitive economy	The development will provide an urban renewal opportunity to the local community. It will generate employment during both the construction phase and the operational phase of the development.
Accelerate housing supply, choice and affordability and build great places to live	The proposed development would immediately contribute to the changing needs of the local community by providing approximately 130 residential aged care beds.

The Department of Planning and Environment have released new assessment criteria for assessing PPs, in order to justify and determine if the PP has strategic planning merit.

In this respect, as outlined in the below summary table, there can be no doubt that the proposed development, given its potential to address the lack of demand of residential aged care facilities and its position in Metropolitan Sydney has strategic merit.

Table 10: DPE's Assessment Criteria

Does the proposal have strategic merit? Is it:	
Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment;	As previously mentioned, the district plans have yet to be released. There are no other precinct or corridor strategies applicable to the subject site.
Consistent with the relevant local council strategy that has been endorsed by the Department; or	There are no relevant local strategies applicable to the subject site which have been endorsed by the DPE.
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends what have not been recognised by existing planning controls.	As outlined previously in this report, this PP responds to changing demographics. Lane Cove's current LEP was gazetted in 2010 and is therefore nearly 7 years old. The LEP was prepared in order to cater for the growth and the demographic profile recognised under the previous Metropolitan Strategy, subregional plans and population projections. 'A Plan for Growing Sydney' and the 2016 population and dwelling projections were released after the gazettal of the LEP and the district plans are currently under review. The new district plans are expected, once released, to outline significant increases in employment and housing targets. This is also expected to include specific principles to address Sydney's ageing population and its evolving housing needs.

	As outlined in Table 6, Lane Cove's population over 65 is increasing. In 2011, the population over 65 was 13% of the LGA's population, this increased to 14% in 2016. This PP is able to directly support 'A Plan for Growing Sydney' and the changing needs of the Sydney population by providing approximately 130 residential aged care beds in a high demand and under supplied area of Sydney.
Does the proposal have site-specific merit, having regard to the following:	
The natural environment (including known significant values, resources or hazards), and	The vegetation on the subject site provides some potential habitat for native fauna known to occur in the locality, including two threatened fauna species. However, given the minimal amount of suitable habitat on the site, the proposed development is unlikely to impact on these species. This is further explored in Section 9.3.1.
The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and	The PP has taken into consideration its surrounding context. Careful design principles such as transitional heights and setbacks have been incorporated to ensure any development does not adversely impact any surrounding development (existing or proposed). As outlined in Section 8.3, the PP generates less traffic when compared to a complying scheme (permissible under existing DCP and LEP controls) and the site's existing buildings.
The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.	As outlined in Section 9.4.1, there is sufficient infrastructure available to accommodate the proposed development.

8.2.2 Is the planning proposal consistent with the council's local strategy or other local strategic plan?

This PP directly supports the principles as outlined in Council's local strategic plans, including:

- Lane Cove Community Strategic Plan; and
- Lane Cove Pedestrian Access and Mobility Plan.

Consistency is provided in the following table.

Table 11: Consistency with Local Strategic Plans

Theme	Response
Lane Cove Community Strategic Plan	

8.2.3 Is the planning proposal consistent with applicable state environmental planning policies?

Table 12: Consistency with state environmental planning policies (SEPPs)

SEPP Title	Consistency	Comment
1. Development Standards Consistent	N/A	Not applicable
14.Coastal Wetlands	N/A	Not applicable
19.Bushland in Urban Areas	N/A	Not applicable
21.Caravan Parks	N/A	Not applicable
26.Littoral Rainforests	N/A	Not applicable
30.Intensive Agriculture	N/A	Not applicable
33.Hazardous and Offensive Development Complex	N/A	Not applicable
36.Manufactured Home Estates	N/A	Not applicable
44.Koala Habitat Protection	N/A	Not applicable
47.Moore Park Showground	N/A	Not applicable
50.Canal Estate Development	N/A	Not applicable
52.Farm Dams, Drought Relief and Other Works	N/A	Not applicable
55.Remediation of Land	Yes	The PP will be consistent with this SEPP. Refer to Section 6.3.2 for further information.
62.Sustainable Aquaculture	N/A	Not applicable
64.Advertising and Signage	N/A	Not applicable
65.Design Quality of Residential Flat Development	Yes	The PP will be consistent with this SEPP.
70.Affordable Housing (Revised Schemes)	N/A	Not applicable
71.Coastal Protection	N/A	Not applicable
SEPP (Kurnell Peninsula) 1989	N/A	Not applicable

SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	Not applicable
SEPP (Miscellaneous Consent Provisions) 2007	N/A	Not applicable
SEPP (Penrith Lakes Scheme) 1989	N/A	Not applicable
SEPP (State and Regional Development) 2011	N/A	Not applicable
SEPP (Building Sustainability Index: BASIX) 2004	Yes	The PP will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	The purpose of this PP is to trigger the provisions of the State Environmental Planning Policy (Housing for Seniors and People Living with a Disability) (SEPP). As this SEPP does not outline maximum development controls, the purpose of this PP is to also set maximum FSR and building height controls, to provide both Council and the community a high degree of certainty of the expected built form which could be achieved on the subject site. Any residential aged cared development on the site will be consistent with the aims of this SEPP, in that it will: ▪ Increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and ▪ Make efficient use of existing infrastructure and services' and ▪ Be of good design.
SEPP (Sydney Region Growth Centres) 2006	N/A	Not applicable
SEPP (Infrastructure) 2007	N/A	Not applicable
SEPP (Kosciuszko National Park-Alpine Resorts) 2007	N/A	Not applicable
SEPP (Sydney Drinking Water Catchment) 2011	N/A	Not applicable
SEPP (Three Ports) 2013	N/A	Not applicable

SEPP (Urban Renewal) 2010	N/A	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	N/A	Not applicable
SEPP (Rural Lands) 2008	N/A	Not applicable
SEPP (Western Sydney Employment Area) 2009	N/A	Not applicable
SEPP (Western Sydney Parklands) 2009	N/A	Not applicable
SEPP (Affordable Rental Housing) 2009	N/A	Not applicable
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	This site falls just outside the boundary of this SEPP.

8.2.4 Is the planning proposal consistent with the applicable Ministerial directions (s.117 directions)?

It is considered that the PP is consistent with the relevant Directions issued under Section 117(2) of the Act by the Minister to Councils, as demonstrated in the assessment of the following:

Table 13: Consistency with S117 Ministerial Directions

Direction Title	Consistency	Comment
Employment and Resources		
1.1 Business and Industrial Zones	Yes	This PP does not propose to change the current Business Zone on the site. Rather it is proposed to add a permissible use to make 'seniors housing' a permissible development. The residential aged care development is expected to generate approximately 20 full time jobs once in operation. Additional jobs are expected as a result of the community wellbeing precinct proposed at ground level.
1.2 Rural Zones	N/A	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries	N/A	Not applicable
1.4 Oyster Aquaculture	N/A	Not applicable

1.5 Rural Lands	N/A	Not applicable
Environment and Heritage		
2.1 Environment Protection Zones	N/A	Not applicable
2.2 Coastal Protection	N/A	Not applicable
2.3 Heritage Conservation	Yes	The PP will be consistent with this Ministerial Direction.
2.4 Recreation Vehicle Areas	N/A	Not applicable
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not applicable
Housing, Infrastructure and Urban Development		
3.1 Residential zones	Yes	The proposal will contribute to the variety and choice of housing by encouraging a residential aged care development. The use of the site for this purposes makes efficient use of existing infrastructure and services in this location.
3.2 Caravan Parks and Manufactured Home Estates	N/A	Not applicable
3.3 Home Occupations	N/A	Not applicable
3.4 Integrating land use and transport	Yes	The land is well located to support a residential aged care facility and to provide high levels of accessibility to existing road and public transport networks. The proposal is consistent with this direction.
3.5 Development Near Licensed Aerodromes	N/A	Not applicable.
3.6 Shooting Ranges	N/A	Not applicable
Hazard and Risk		
4.1 Acid sulphate soils	N/A	The site is not within a location known for comprising acid sulfate soils.
4.2 Mine Subsidence and Unstable Land	N/A	Not applicable
4.3 Flood Prone Land	N/A	Not applicable
4.4 Planning for Bushfire Protection	N/A	The site is not within a known bushfire prone location.
Regional Planning		

5.1 Implementation of Regional Strategies	N/A	Not Applicable. No regional strategies apply to the subject site.
5.2 Sydney Drinking Water Catchments	N/A	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable
5.5 Development in the vicinity of Ellaong, Paxton and Millfield (Cessnock LGA)	N/A	Not applicable
5.6 Sydney to Canberra Corridor	N/A	Not applicable
5.7 Central Coast	N/A	Not applicable
5.8 Second Sydney Airport: Badgerys Creek	N/A	Not applicable
5.9 North West Rail Link Corridor Strategy	N/A	Not applicable
5.10 Implementation of Regional Plans	N/A	Not applicable
Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The PP will be consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	Yes	The PP will be consistent with this Ministerial Direction.
6.3 Site Specific Provisions	Yes	The PP will be consistent with this Ministerial Direction.
Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan	Yes	Refer to Table 9 of the PP for detail.
7.2 Implementation of Greater Macarthur Land Release Investigation	N/A	Not applicable

8.3 Environmental, Social and Economic Impact

8.3.1 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?

A Flora and Fauna report has been prepared by Cumberland Ecology and provided at Appendix 6.

As outlined in the figure below, the subject site and the immediate surrounding area comprises of Coastal Enriched Sandstone Moist Forest and Urban Native and Exotic Covers. Vegetation within these categories are not listed under either the NSW Threatened Species Conservation (TSC) Act 1995 or the Commonwealth Environmental Protection and Biodiversity Conservation (EPBC) Act 1999.

One *Syzygium paniculatum* was recorded within the Coastal Enriched Sandstone Moist Forest vegetation community within the subject site. This species is listed as vulnerable under the TSC Act. Although this species is listed under the TSC Act, the individual recorded has been planted as part of a landscaped garden and does not occur naturally.

No other threatened flora species were recorded during surveys.

As the vegetation on the site is not listed under the TSC Act or EPBC Act, no further ecological assessments are required.



Figure 23: Vegetation, subject site highlighted with red boundary (Source: Flora and Fauna Assessment, Cumberland Ecology, 2016)

Six vertebrate fauna species were recorded within the subject site during the habitat assessment. All of these species were common bird species of the area and are unlikely to be impacted upon by the proposed development.

The vegetation on the subject site provides some potential habitat for native fauna known to occur in the locality, including two threatened fauna species. However, given the minimal amount of suitable habitat on the site, the proposed development is unlikely to impact on these species.

The Flora and Fauna Assessment outlines a series of mitigation measures which will be implemented to minimise impacts to the ecological values of the site and surrounding areas. These include:

- Vegetation Protection;
- Erosion, Sedimentation and Pollution Control;
- Pre-clearing and Clearing Surveys;
- Weed Control Measures; and
- Revegetation Works.

An Arborist Report has been prepared by Stuart Pittendrigh and provided at Appendix 5. This report recommends the removal of 4 trees in order to accommodate the proposed development. Additionally, three clusters of palms are recommended to be transplanted elsewhere on the subject site.

Appropriate tree protection measures will be implemented during construction to ensure any impacts to the trees to be retained are minimised.

8.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The PP is accompanied by several specialist reports including:

- Traffic Impact Assessment prepared by Traffix and provided at Appendix 2;
- Contamination Report prepared by Douglas Partners and provided at Appendix 4;
- Shadow Diagrams prepared by Morrison Design Partnership and provided within the Urban Design Report at Appendix 3; and
- Traffic Survey prepared by Traffic and provided at Appendix 8.

As outlined these reports the PP is unlikely to result in any environmental effects and the site is capable of supporting the proposed development.

A detailed summary of these assessment has been provided below

Traffic

The Traffic Impact Assessment at Appendix 2 assesses the traffic impacts and the parking requirements associated with the indicative development.

A summary of the assessment's findings has been provided below:

- There is a bus stop within walking distance of the site which provides services to the Sydney CBD, Chatswood and the greater Sydney region. It is anticipated that some staff and visitors will utilise this facility.
- The indicative development will be accessed via a one-way site entry at the signalised intersection of Longueville Road, Northwood Road and Kenneth Street. A separate access for exit movements will be situated downstream of the signalised intersections and permit left-only movements. This will result in a reduction in crossings from 5 to 2.

'In principle' support was received from the RMS for this access arrangement for the previous (more intense) PP.

The RMS have also indicated their preliminary acceptance of this access arrangement for the subject PP, subject to their review of the current traffic modelling results.

- As outlined in the table below the subject PP generates **less** traffic when compared to the site's existing buildings and uses and a development under existing controls:

Table 14: Traffic Generation Comparison

	Existing Development	Complying Development	Proposed Development
AM Peak Period	33 trips/hr	43 trips/hr	29 trips/hr
PM Peak Period	64 trips/hr	103 trips/hr	62 trips/hr

- As the proposal will generate less traffic when compared to the site's existing buildings and uses and a complying development scheme under the LCLEP, there will be minimal impact to the surrounding intersections, in particular the intersection of Northwood and River Roads and as well as the residential amenity of Arabella and Woodford Streets. The traffic report indicates that any impacts are allayed by the adoption of a low traffic generation development for the site.

The traffic assessment, as summarised above, concludes that the PP will not intensify the future development on-site and is considered appropriate on traffic planning grounds. More importantly it will remove existing crossings and reduce existing traffic generation.

Parking

In addition to the Traffic Report, Traffix have also undertaken a Traffic Survey of the Sailors Bay residential aged care facility, provided at Appendix 8. This facility is of a similar size and scale to the proposed development.

The survey was undertaken on Tuesday 11 October between 6:45am and 8:15am, coinciding with the start of the morning shift, which we understand has the maximum number of staff rostered.

The basement car park contains 41 parking spaces, with 28 spaces allocated for staff use and 13 spaces allocated for visitor use. During the surveyed timeframe, a maximum of 21 spaces were recorded as occupied at any one time, comprising of 19 staff vehicles and two (2) visitors. This represents an approximate 50% vacancy rate.

The table below outlines a comparison of the parking requirement for the PP, a complying development and the site's existing buildings.

Table 15: Comparison of Parking Requirements

	Existing Development	Complying Development	Proposed Development
No. of parking spaces required	45	88	46

As outlined above the proposed parking requirements are very similar to the parking requirements of the site's existing buildings. It is also approximately half the number of spaces which would be required under a complying development scheme under the existing LCLEP.

As outlined in the Traffic Report, using the parking rates in the Seniors SEPP, 46 parking spaces would be required to accommodate the development. This considered sufficient to meet the demands of the proposed facility.

Contamination

The Contamination Report at Appendix 4 outlines that the site "can be remediated to a condition suitable for residential and retail land use (including seniors living)."

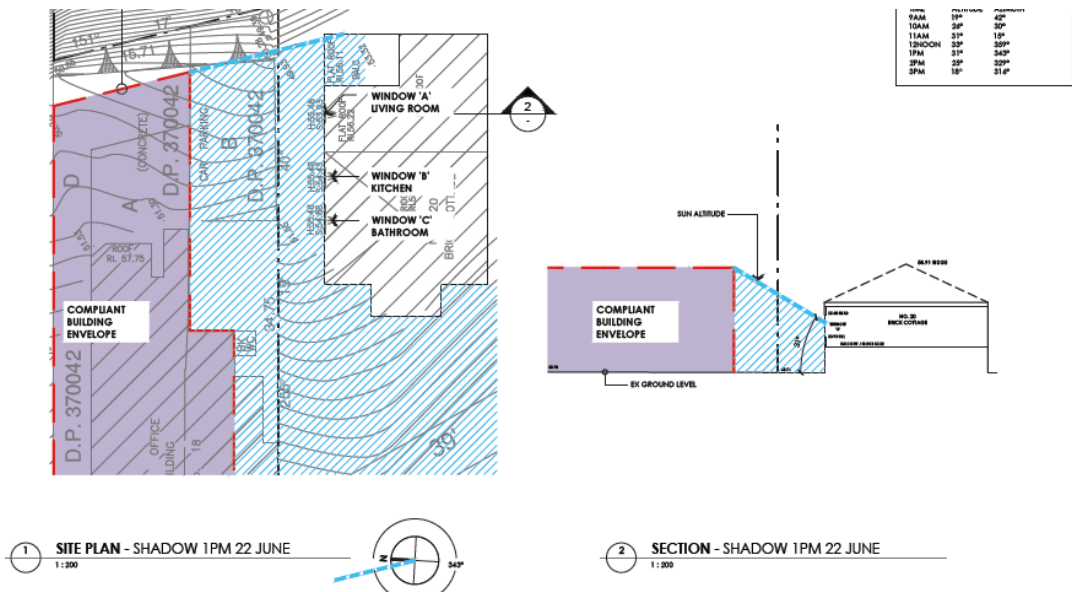
The remediation requirements will need be outlined in an appropriate Remediation Action Plan (RAP) to be prepared at DA stage, which, once implemented, would be validated prior to declaring the site suitable for this land use.

Shadowing

Shadow Diagrams have been prepared and provided at Appendix 3.

The below diagram compares the shadowing of the indicative building envelopes to the envelopes of a permissible built form complying with existing LEP and DCP controls.

Complying Built Form



Proposed Built Form

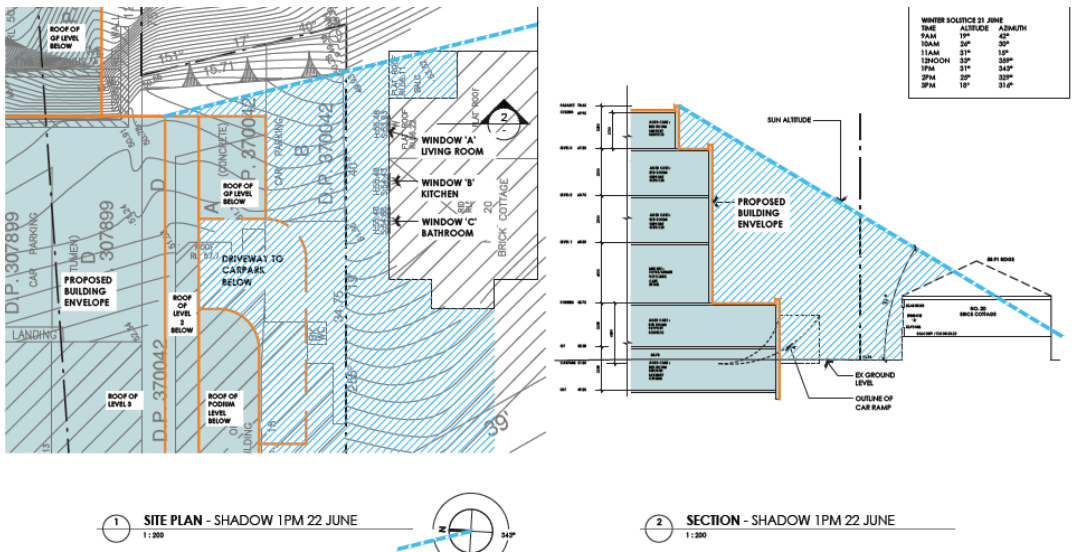


Figure 24: Shading Diagrams

As outlined above, due to careful consideration and the implementation of a transition in heights and generous setbacks, the proposed built form generates similar levels of shadowing when compared to a complying built form.

Any additional shadowing is limited to the dwelling's roof and rear balcony.

8.3.3 Has the planning proposal adequately addressed any social and economic effects?

Housing Affordability

There has been a consistent trend observed throughout Sydney of residents aged over 65, moving further away from the CBD, in areas where infrastructure and support services are not adequately provided.

This movement could be attributed to several reasons, including the sea change trend, but also more recently due to factors including affordability and availability of appropriate housing options.

There is therefore a need to locate more retirement villages in areas of high demand, particularly in locations closer to major centres in order to ensure older residents are not displaced and forced to move vast distances from their families.

There is also high tendency and desire amongst older Australians to age in place. Therefore, if there is an increase in supply of residential aged care facilities, it may provide the following economic benefits:

- It may encourage seniors to downsize which could, as a result, free up equity to spend on lifestyle and health expenditure. This will encourage economic growth and decrease pressure on the public health system; and
- If seniors downsize from large houses to residential aged care facilities, it will increase the supply of residential dwellings to allow younger families or first home buyers to enter the market.

Public Benefits

This PP is capable of providing a diverse range of public benefits, which will ultimately provide a range of positive social and economic effects to the locality and broader district community. Specifically, this will include the following:

- **Employment:** the development is capable of providing approximately 20 full time jobs as a result of the residential aged care facility. Additional jobs are expected to be produced as a result of the community wellbeing precinct proposed at ground level.
- **Housing:** this proposal will provide housing for seniors (approximately 130 beds) in a high demand and accessible inner-city location of Sydney.
- **Removal of non-conforming uses and development:** this PP is capable of removing some of the site's existing land uses which are no longer permissible. For example, the subject site comprises of a service station which is currently prohibited in the B1 Zone.
- **Improved Amenity:** the PP is capable of generating a decrease in parking and traffic when compared to a development permissible under existing DCP and LEP controls.
- **Access to Bushland:** view corridors and pedestrian thoroughfares have been incorporated into the design to ensure the adjacent bushland area is integrated with the centre and surrounding streetscape. This will ensure the bushland and associated walking tracks can be enjoyed by the local community.

Accordingly, it is considered that the PP will have a positive effect on the local economy and community.

8.4 State and Commonwealth Interests

8.4.1 Is there adequate public infrastructure for the planning proposal?

As outlined below, the site is well serviced by public transport, and is accessible by the existing road network.

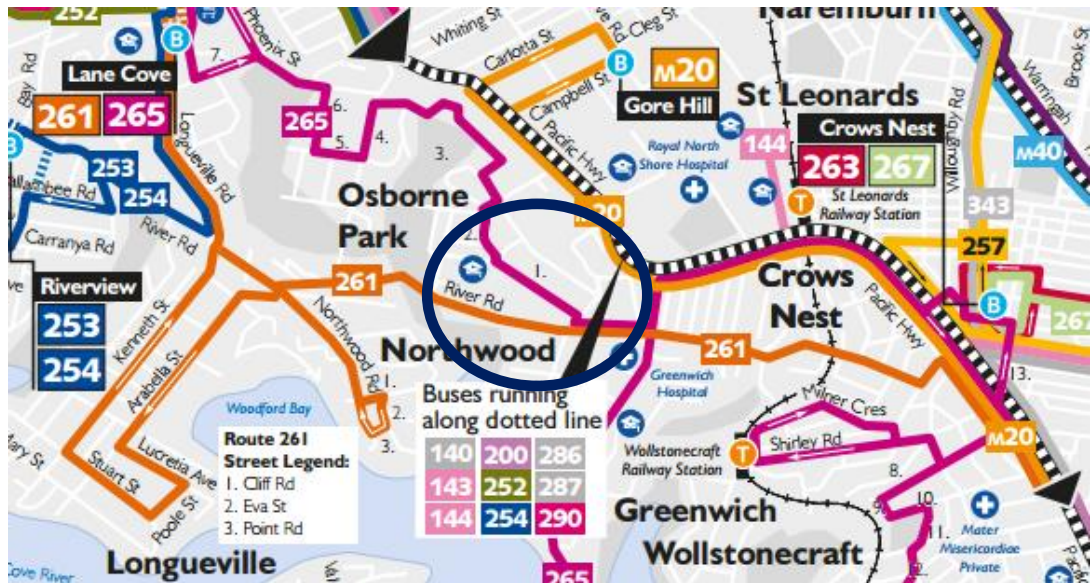


Figure 25: Bus Services (approximate located highlighted with blue boundary) (Source: Sydney

There is a bus stop at the southern end of the site. This bus stop provides the '261' service to the Sydney CBD. During peak hour, this bus stop provides services at approximately every 9-10 minutes.

The site is also in close proximity to several hospitals and medical precincts such as the St Leonards Specialised Centre which comprises of the Royal North Shore Public and Private Hospitals.

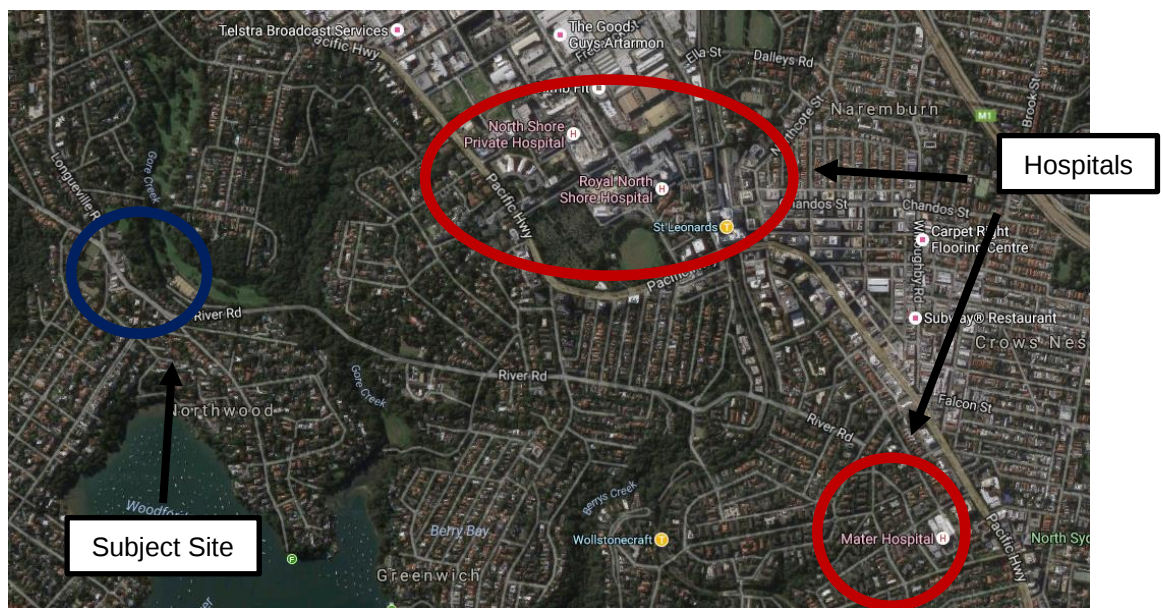


Figure 26 Major Medical Services

Existing utility services will adequately service any future development proposal as a result of this PP, and will be upgraded or augmented where required.

Waste management and recycling services are available through Lane Cove Council.

The area is generally well-serviced with Police, Fire and other emergency services.

8.4.2 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Commonwealth Department of Health

In early 2016, the Commonwealth Department of Health acknowledged the suitability of the site to accommodate a residential aged care facility by approving a transfer of license for the operation of the proposed facility.

This therefore confirms that the proposal is not a speculative development, rather it will be a purpose-built facility.

Roads and Maritime Services

A meeting with the Roads and Maritime Services (RMS) was organised in early August 2016 to discuss the PP.

As outlined in the Traffic Report, RMS officers have indicated that the PP and the proposed access arrangements are appropriate for the proposed scheme. This is however subject to the RMS reviewing the final modelling results of the traffic study.

Other Consultation

No other State or Commonwealth public authorities have been contacted at this early stage in the PP process. The Gateway Determination has yet to be issued by the Minister for Planning and Environment. This will identify the necessary consultation to be undertaken.



9. Part 4 - Mapping

As outlined previously in this report, our preference is to introduce a Local Provision outlining the proposed controls.

This type of LEP amendment does not usually require the preparation of a map.

10. Part 5 - Community Consultation

10.1 Pre-Lodgement Consultation

Urban Concepts was engaged by the proponent to undertake extensive consultation with the community and Council prior to the lodgement of the PP.

A Communications Report has been prepared by Urban Concept and provided at Appendix 7.

The below table outlines the feedback received from the community and how the proponent has responded.

Table 16: Summary of Consultation Findings

Issue	Response
1. Traffic and Access	As outlined in the Traffic Report at Appendix 2, the proposed use of the site, from a traffic perspective, is a low impact use and will generate less traffic when compared to the site's existing buildings and a permissible development under existing controls. As the PP will generate less traffic when compared to the site's existing buildings and a complying development scheme, there will be minimal impact to the surrounding intersections, in particular the intersection of Northwood and River Roads and as well as the residential amenity of Arabella and Woodford Streets. The traffic report indicates that any impacts are allayed by the adoption of a low traffic generation development for the site.
2. Parking	As outlined in the Traffic Report at Appendix 2, the concept includes 46 parking space, which has been calculated using the rates within the Seniors SEPP. The Traffic Report, as a case study, compares the Sailors Bay facility to the subject PP. The Sailors Bay facility is of a similar size and offers a similar number of parking spaces. The Traffic Report has undertaken a survey of the parking at the Sailors Bay facility and found that, at the time of the survey, the parking facilities had an approximate 50% vacancy rate. The proposed number of parking spaces is therefore sufficient to accommodate the development. The site can however accommodate more parking spaces should it be required at DA stage.
3. Public Transport	There are several bus stops in the vicinity of the subject site providing access to several bus routes during both weekday and weekend periods.
4. Building Form and Height	As all servicing of the development will occur from within the site it is necessary to increase the floor to ceiling heights of the ground level to 4 metres to accommodate trucks. Due to community concerns the height has however been reduced where the residential aged care rooms are located. The overall height has been reduced by 500mm with the RL of the top floor ceiling at RL 70.250 instead of RL 70.750 as initially proposed.
5. Development Timeframes	We anticipate it will take a minimum of 12-18 months for the required amendment to be made.
6. Certainty of the Development	Pathways are not undertaking the development on a speculative basis. Pathways acquires, develops and operates its own aged care residential facilities. All of their facilities are operated in accordance with Federal Government legislation and with bed licenses in place.

7. Inclusion of Retail Shops	Retail is an important element of the proposal as it provides support services to the residents within the facility whilst activating the streetscape. There is however an opportunity to reduce the amount of retail provided within the development. This however is a DA matter, as retail is currently a permissible use.
8. Seniors Housing SEPP	As the Seniors SEPP does not outline maximum development controls, this PP proposes to set a maximum height and FSR to provide both Council and the community with a high degree of certainty of the built form which could be provided.
9. Telstra Tower	The tower cannot be removed however it will be relocated to another part of the site. Consultation with Telstra will be undertaken at DA stage to inform the new location.
10. Contamination	A Contamination Report has been prepared and provided at Appendix 4. As outlined in this report the site can be made suitable for retail and residential (including residential aged care) purposes. Remediation of the site will be addressed at DA stage.

10.2 Post-Gateway Consultation

This proponent is willing to assist Council and undertake community consultation post Gateway, to ensure all matters and concerns the Council or the community may have, are adequately and thoroughly addressed.

The community will be notified of the commencement of the exhibition period via a notice in a local newspaper and via a notice on Lane Cove Council's website. The written notice will:

- Give a brief description of the objectives or intended outcomes of the PP;
- Indicate the land affected by the PP;
- State where and when the PP can be inspected;
- Give the name and address of the RPA for the receipt of any submissions; and
- Indicate the last date for submissions.

During the exhibition period, the following material will be made available for inspection: -

- The PP, in the form approved for community consultation by the Secretary of Planning and Environment;
- The Gateway determination; and
- Any studies relied upon by the PP.

11. Part 6 - Project Timeline

The timeframe for the completion of the PP will depend on the complexity of the matters, the nature of any additional information that may be required and the need for agency and community consultation. The following details are indicative only and may be amended at Gateway to provide the necessary level of confidence that the PP will be finalised within a reasonable time.

Table 17: Indicative project timeline

Step	Indicative Timeframe
Anticipated commencement date	Date of Gateway determination
Anticipated timeframe for the completion of required technical information	Not applicable. Technical analysis have already been commissioned to support the PP.
Timeframe for government agency consultation (pre and post exhibition as required by the Gateway determination)	As specified in the Gateway determination. Anticipated timeframe is to run concurrently with the public exhibition period.
Commencement and completion dates for public exhibition period.	Dates are dependent on the date of the Gateway determination. The proponent is willing to undertake extensive consultation with both the Council and the community to ensure all matters and concerns are adequately addressed in an appropriate timeframe.
Dates for public hearing (if required)	Not applicable at this stage.
Timeframe for consideration of submissions	To be determined by Council.
Timeframe for the consideration of proposal post exhibition	To be determined by Council
Date of submission to the Department to finalise the LEP	Not known
Anticipated date RPA will make the plan (if delegated)	Not known
Anticipated date RPA will forward to the Department for notification	Not known

12. Conclusion

This Planning Proposal is made by Pathways Property Group to amend the existing LEP controls of 4-18 Northwood Rd, 274 & 274A Longueville Rd, Lane Cove to enable the redevelopment of the site into a mixed use development comprising a residential aged care facility with a community well-being precinct at ground level.

Proposed Amendments

The PP seeks the following amendments to the LCLEP:

- **Floor Space Ratio** - Amending the FSR from 0.8:1 and 1:1 to 1.98:1;
- **Building Height** - Amending the building height from 9.5 and 12 metres to RL 70.250;
- **Permissible Use** - inserting 'seniors housing' as a permissible use; and
- **Savings Provision** - introducing a savings provision for the site to allow any DA to be assessed concurrently with the PP.

As outlined in this report, there are multiple options which could be implemented to achieve the above amendments. This PP however recommends the proposed amendments to be in the form of a Part 6-Local Provision amendment. This is to ensure:

- The proposed height and FSR only relates to a 'seniors housing' development and not for any other development type currently permissible within the zone, such as a 'residential flat building' (within the current R4 zone) or a 'business premises' (within the current B1 zone); and
- It does not trigger any of the bonus provisions within the Seniors SEPP.

This approach, is specific to the subject site, outlining the development controls upfront. It will also give Council and the community a high degree of certainty in regards to the built form anticipated on the site.

Public Benefits

The Planning Proposal is capable of providing the following benefits to the community:

- Provide additional and high quality residential aged care accommodation in a high demand and inner city location of Sydney (approximately 130 beds);
- Providing employment closer to existing homes: 20 jobs as a result of the operational phase of the residential aged care facility could be provided. Additional jobs are also expected to be generated as a result of the community wellbeing precinct and the construction phase of the development;
- Low Impact Development - the proposed built form generates **less** traffic and **less** parking demand when compared to a LEP and DCP complying scheme;
- Providing additional residential care beds: in 2011, approximately 13% of the Lane Cove LGA was aged over 65. In 2016, this increased to 14% of the total population. This PP is therefore able to directly satisfy the needs of this evolving community by providing 130 high quality residential beds, in an undersupplied inner city location;
- Removal of non-conforming uses and development (e.g. the existing service station) whilst encouraging urban renewal.

The proposal has been demonstrated as being the best means of achieving the objectives and intended outcomes. The PP is considered suitable and appropriate as it:

- Is consistent with the objectives of Council's local policies
- Is consistent with 'A Plan for Growing Sydney';
- Is consistent with the relevant Ministerial Directions under Section 117 of the Act; and

- 
- Does not pose any adverse environmental or social impacts to the surrounding community.

In summary, the PP has site specific planning merit to support the proposed amendments as promoted by this PP.