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Consultation Outcomes Report

NOVEMBER 2020

Pathways Longueville Residential Aged Care Facility Development Application

Prepared by
Urban Concepts

For
Pathways Residences

For Submission to
Lane Cove Council

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1. INTRODUCTION

1.1. Overview

This Consultation Outcomes Report forms part of the Response to Submissions documentation being prepared by City Plan Strategy and Development arising from the public exhibition process for Development Application DA113/2020 which seeks development consent for a residential aged care facility with associated neighbourhood business and allied health uses to be developed on the site at 4-18 Northwood Road and 274 and 274A Longueville Road, Lane Cove. The location of the site is illustrated at Figure 1.1. Lane Cove Council publicly exhibited the Development Application between the 3rd September 2020 and the 15th October 2020. The report has been prepared by Urban Concepts on behalf of the Applicant, Pathways Property Group and Pathways Residences (Pathways).

The report presents an overview of the findings arising from the consultation initiatives that have been implemented in September 2020. These initiatives were held to facilitate community understanding about the Development Application during its public exhibition. Photomontages of the proposed development are presented at Figures 1.2 and 1.3. This consultation constitutes Phase 3 and builds on Phases 1 and 2 of the Consultation Strategy that Urban Concepts implemented for this project. Phase 1 commenced in 2016 with the launch of the project and tested community attitudes to the initial development vision for the site. Phase 2 was undertaken in 2018 and coincided with the public exhibition of the Planning Proposal. A Consultation Outcomes Report was lodged with Lane Cove Council at the completion of both phases.

The consultation methodology that has been implemented by Urban Concepts during Phase 3 has included:

- A major upgrade to the project website.
- The production of a video that explains how Pathways designs and operates its residential aged care facilities.
- The preparation and distribution of 2,500 community newsletters to the notification catchment identified by Lane Cove Council for this project. Refer Figure 2.1.
- The preparation and distribution of letters to key stakeholders.
- The facilitation of a Community Information Webinar held on Thursday 24th September 2020.
- This Consultation Outcomes Report.

**FIGURE 1.1
SITE LOCATION**



Source: Urban Concepts 2016

**FIGURE 1.2
PROPOSED PATHWAYS LONGUEVILLE, STREET VIEW LOOKING SOUTH ALONG LONGUEVILLE ROAD**



Source: Morrison Design Partnership 2020

FIGURE 1.3
PROPOSED PATHWAYS LONGUEVILLE, STREET VIEW LOOKING NORTH ALONG NORTHWOOD ROAD



Source: Morrison Design Partnership 2020

This report has been structured in 5 sections, which include:

- **Section 1:** This introduction
- **Section 2:** Explanation of the target audiences that were the focus of the consultation methodology
- **Section 3:** A description of the consultation methodology
- **Section 4:** A summary of key issues of community concern
- **Section 5:** The conclusion

The appendices contain all of the supporting documentation that the consultation process has relied upon and generated, which include:

- **Appendix A:** Telephone and Email Log
- **Appendix B:** Project Website
- **Appendix C:** Community Newsletter and Stakeholder Letter
- **Appendix D:** Community Information Webinar PowerPoint Presentation and Transcript
- **Appendix E:** Special Interest Group Correspondence

2. TARGET AUDIENCES

2.1. Introduction

A project of this type requires the establishment of a number of information lines with a range of stakeholders. To assist with the management of information, its dissemination and the recording of community feedback the stakeholders were classified into target audiences or users groups.

The key target audiences for this stage of the consultation methodology were as follows:

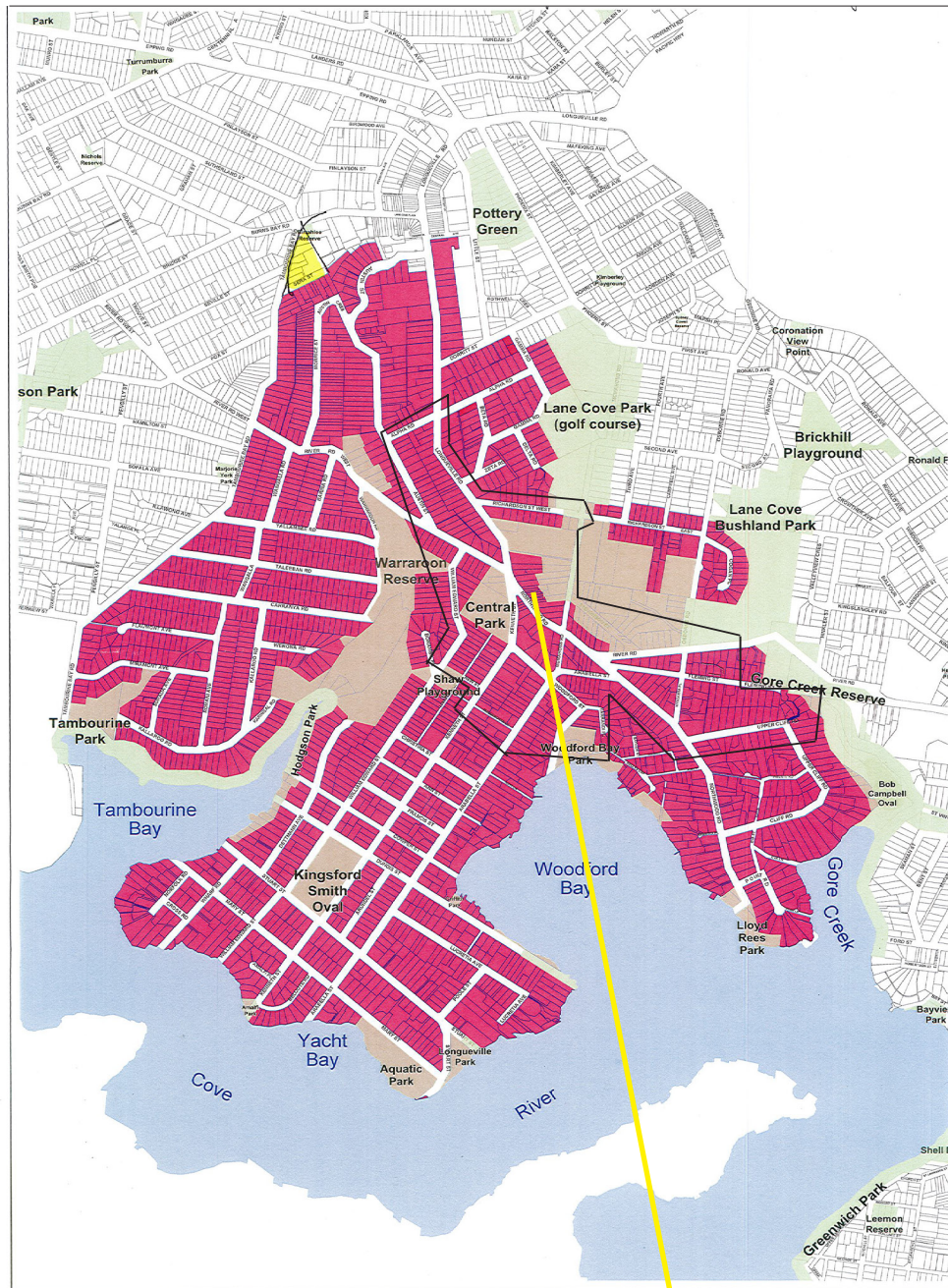
- Local Residential Community;
- Adjoining Landowners;
- Lane Cove Council Officers and Elected Representatives;
- State and Federal Elected Representatives;
- Special Interest and Community Groups; and
- Local Businesses and Organisations based in the Longueville Village.

2.2. Key Target Audiences

2.2.1. Local Residential Community

The 'Local Community' was defined as the resident notification area identified at Figure 2.1. It is comprised of approximately 2,500 households. This catchment was used by Lane Cove Council for notifying residents about the public exhibition of the Development Application and the Draft Development Control Plan for Northwood Shops. We note that Lane Cove Council greatly increased the catchment notification area when compared to the one they defined for the first stage of the consultation that we undertook in September 2016.

FIGURE 2.1
RESIDENT NOTIFICATION AREA



Source: Lane Cove Council 2020

The Site

- Resident Notification Area 2020
- Resident Notification Area 2016

RESIDENT CONCERNS

Following the consultation process that was conducted by Urban Concepts for this project in September 2016 and June 2018, we anticipated that local residents in the notification catchment area would be interested in understanding:

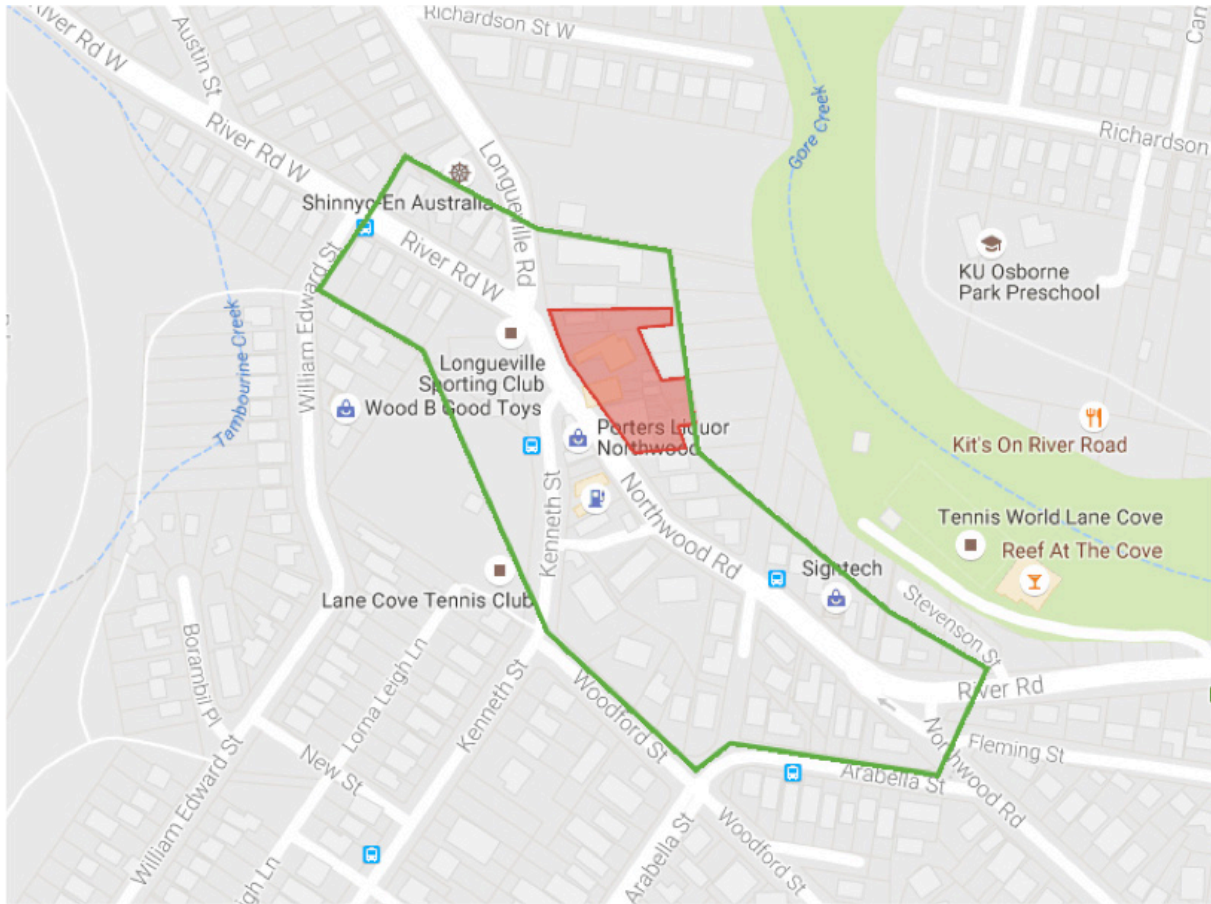
- The final architectural solution for the proposed development by comparison to the building envelope that was envisaged by the Planning Proposal and the Draft Development Control Plan for Northwood Shops.
- The range of ancillary land uses that Pathways would co-locate with the residential aged care facility (RACF) and how these uses would integrate with the existing Longueville Village.
- The proposed vehicular ingress and egress arrangements, the on site car parking provision that would be provided and the associated traffic generation and the impact it would have on the local road network.
- How the development would relate to the Lane Cove Park Bushland Reserve adjacent to the northern boundary and the measures that will be taken to mitigate the impact of development on the reserve.
- How the facility would operate, its staffing numbers, hours of operation, the level of care it provides and the contribution it could be expected to make to the well-being of the broader community.
- How the development would help to address the existing and projected demand for aged care in the Lane Cove LGA.

ADJOINING LANDOWNERS

The adjoining landowners for this project were those property owners that are located in close proximity of the site. They comprised the residential properties in Longueville Road, Northwood Road, Kenneth Street, Woodford Street, Arabella Road, McMahons Road, River Road and River Road West.

- Longueville Road No's: 268-270 (Units 1-23), 272 (Units 1-4), 237 & 237A
- Northwood Road No's: 1, 3, 5-7, 7-9, 11 (Units 1-5), 15, 17, 19, 20, 21, 22, 23, 24, 25, 25A, 26, 28, 30, 32, 34, 36 & 38
- Arabella Road No's: 1, 1A, 3, 3A, 5 & 5A
- Woodford Street No's: 1, 3, 5, 7 & 9
- Kenneth Street No's: 2 & Central Park
- River Road No's: 194 & 196
- River Road West No's: 1, 1A, 2, 3, 4, 6, 8 & 10
- McMahons Road No's: 1, 2 & 3

FIGURE 2.2
ADJOINING LANDOWNERS



Source: Maps Engine 2016

2.2.2.Lane Cove Council

We note that City Plan managed all liaison with Council officers for this project. City Plan advised Council officers of the consultation initiatives. Urban Concepts invited all Lane Cove Councillors to the Community Information Webinar via email on Monday 21st September 2020. We advise that while Mayor Pam Palmer and Councillor Frances Vissel acknowledged receipt of our letter and invitation, no Councillors took up the offer of participating in the live information webinar.

Elected Representatives:

- Mayor Pam Palmer
- Deputy Mayor Karola Brent
- Cr Deborah Hutchens
- Cr David Brooks-Horn
- Cr Katherine Morris
- Cr Frances Vissel
- Cr Andrew Zbik

- Cr Scott Bennison
- Cr Daniel Strassberg

2.2.3.State and Federal Elected Representatives

The respective State and Federal Members for Lane Cove were kept informed of all information initiatives and invited to participate in the events:

Federal:

- Mr Trent Zimmerman, MP - Federal Member for North Sydney

State:

- The Hon. Anthony Roberts, MP - State Member for Lane Cove

The Hon. Anthony Roberts acknowledged receipt of our letter and invitation, and appreciated being informed of the development.

2.2.4.Community Groups

Special Interest Groups are important for identifying specific areas of concern to a local community and determining how a proposal will impact on their specific area of interest. They provide an insight into the workings of a community. Both groups have indicated that their main issue with the Development Application is traffic generation. We note that In The Cove also expressed concern about the quantum of aged care and seniors housing being developed in Lane Cove. These groups have prepared and distributed their own flyer raising traffic concerns about the proposal. In The Cove has made two posts regarding the Development Application and the Draft Development Control Plan for Northwood Shops on their website, and their Facebook and Instagram social media accounts.

- **Longueville Resident Action Group**

We note that the Action Group circulated a resident flier objecting to the project on traffic grounds. A copy of the flier is detailed in Appendix E.

- **In The Cove**

We note that the Editor of In The Cove published articles about the project on the Facebook page. Pathways responded to the concerns raised. The correspondence is detailed in Appendix E.

2.2.5.Local Businesses

The following business groups were informed of all information initiatives and invited to participate in the events for this project:

- Local businesses within the Longueville Village

2.3. Target Audience Communication Lines

Table 2.1 details the method of communication that was used by Urban Concepts for communicating with each of the target audiences.

TABLE 2.1
TARGET AUDIENCE COMMUNICATION LINES

TARGET AUDIENCE	DEGREE OF INTEREST	DEGREE OF INFLUENCE	METHOD OF ONGOING COMMUNICATION	PROJECT TEAM MANAGEMENT RESPONSIBILITY
Local Residential Community Resident Notification Catchment Figure 2.1	High	High	<ul style="list-style-type: none"> • Direct liaison through email/1800 number • Community newsletter • Community Information Webinar • Project Website 	<ul style="list-style-type: none"> • Urban Concepts • Pathways • City Plan • Specialist consultants as required
Adjoining Landowners <ul style="list-style-type: none"> • Longueville Road • Northwood Road • Arabella Road • Woodford Street • Kenneth Street • River Road • River Road West • McMahons Road 	High	High	<ul style="list-style-type: none"> • Direct liaison through email/1800 number • Community newsletter • Community Information Webinar • Project Website 	<ul style="list-style-type: none"> • Urban Concepts • Pathways • City Plan • Specialist consultants as required
Lane Cove Council <ul style="list-style-type: none"> • Elected Representatives 	High	High	<ul style="list-style-type: none"> • Direct liaison through email/1800 number • Stakeholder letter • Community newsletter • Community Information Webinar • Project Website 	<ul style="list-style-type: none"> • Urban Concepts • Pathways • City Plan • Specialist consultants as required
State & Federal Elected Representatives <ul style="list-style-type: none"> • State Member for Lane Cove • Federal Member for North Sydney 	Medium	Medium	<ul style="list-style-type: none"> • Direct Liaison email/1800 number • Stakeholder letter • Community newsletter • Community Information Webinar • Project Website 	<ul style="list-style-type: none"> • Urban Concepts • Pathways

TARGET AUDIENCE	DEGREE OF INTEREST	DEGREE OF INFLUENCE	METHOD OF ONGOING COMMUNICATION	PROJECT TEAM MANAGEMENT RESPONSIBILITY
Special Interest and Community Groups <ul style="list-style-type: none"> Longueville Residents Association (through main letterbox drop) In The Cove Community Group 	High	High	<ul style="list-style-type: none"> Direct Liaison email/1800 number Community newsletter Community Information Webinar Project Website 	<ul style="list-style-type: none"> Urban Concepts Pathways City Plan Specialist consultants as required
Local Businesses and Organisations <ul style="list-style-type: none"> Longueville Village Businesses 	High	High	<ul style="list-style-type: none"> Direct Liaison email/1800 number Community newsletter Community Information Webinar Project Website 	<ul style="list-style-type: none"> Urban Concepts Pathways City Plan Specialist consultants as required

3. COMMUNICATION METHODOLOGY

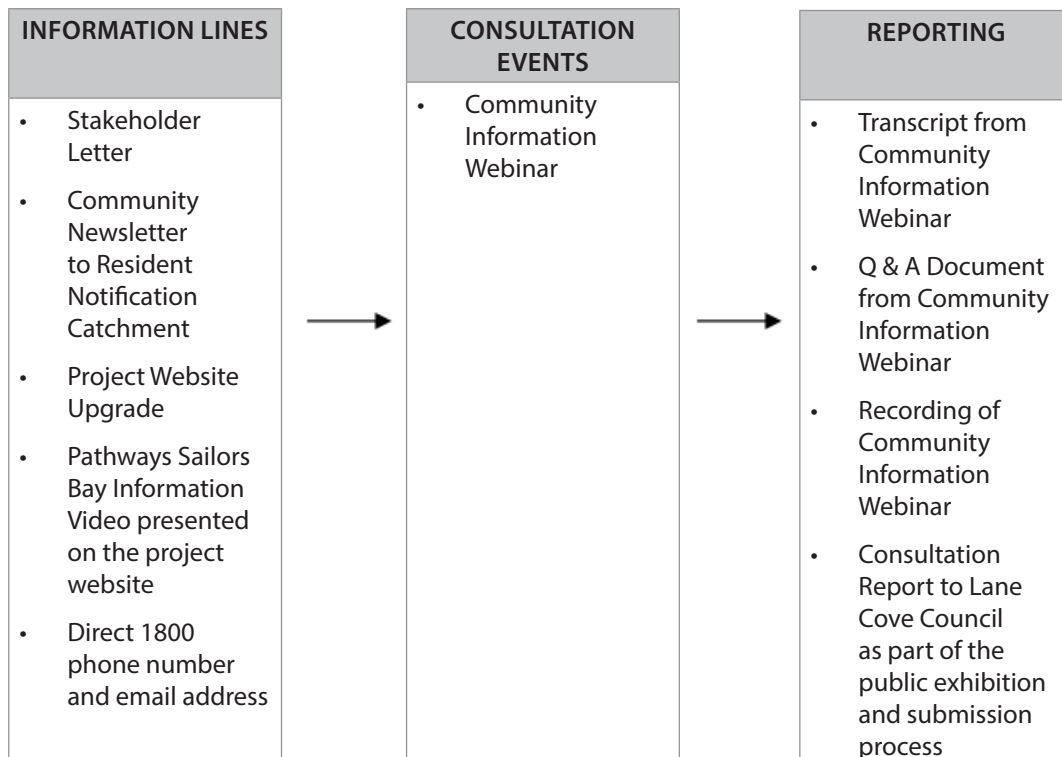
3.1. Communication Strategy

The consultation methodology was tailored to complement the formal notification and exhibition process for the Development Application between the 3rd September 2020 and the 15th October 2020. The communication strategy is illustrated at Figure 3.1. The strategy was implemented in September 2020.

Communication initiatives were designed:

- To explain the Development Application documentation while it was on public exhibition at Lane Cove Council.
- To explain the architectural plans and why the development has been designed in the way that it has been.
- To address community concerns raised in our previous consultation sessions in 2016 and 2018.
- To assist the community to make an informed submission about the Development Application while it is on exhibition.
- To maintain a positive dialogue between Pathways and the local community that can stay in place through the DA process and pending approval the construction process.

FIGURE 3.1
THE COMMUNICATION STRATEGY



3.2. Communication Methodology

The Communication Methodology comprised:

- The updating of the established Community Information Lines including the production of a video to explain how Pathways designs and operates aged care.
- The preparation of a community newsletter and stakeholder letter; and
- The Community Information Webinar to coincide with the public exhibition of the Development Application.

The initiatives implemented and the participation rates achieved are discussed in this Section. The feedback that has been received is presented in Section 4 of this report.

3.2.1. Information Lines

1800 NUMBER, PROJECT PO BOX AND EMAIL ADDRESS

Urban Concepts coordinated all public enquiries about the project during the communication program using the following information lines:

- Telephone enquiries were coordinated through the Urban Concepts 1800 number (1800 825 586) during business hours 9am-5pm Monday to Friday.
- A project email address was established which was serviced by Urban Concepts. The email address was info@pathwayslonguevilleconsultation.com

These contact details appeared on all information prepared about the project including the newsletter and stakeholder letters. All telephone calls and emails were logged by Urban Concepts. The telephone and email log is detailed at Appendix A. A total of 8 emails and 4 telephone calls have been received by Urban Concepts during the communication program as detailed at Table 3.1.

PROJECT WEBSITE

Urban Concepts in conjunction with Lawton Design established a project website in 2016. The web address is www.pathwayslonguevilleconsultation.com. The website underwent a major upgrade in September 2020 and went live on Thursday 17th September 2020 to incorporate the Development Application documentation and the public exhibition process. We note that between the 14th September 2020 and 25th October 2020, there were 348 unique visits including 192 first time visits and 156 returning visits on the website.

The navigation for the website includes:

- Home
- Introducing Pathways
 - Pathways Sailors Bay Information Video
- The Project
- The Approval Process
- Community Information
- Downloads:
 - Seniors SEPP State Environmental Planning Policy 2004 (Housing for Seniors and People with a Disability)

- Gazetted Lane Cove LEP 2009 Amendment
- Newsletter 1 - September 2016
- Newsletter 2 - February/March 2018
- Newsletter 3 - September 2020
- Community Consultation Information Session September 2016, PowerPoint Presentation
- Community Consultation Information Session September 2016, Final Record of Comments
- 2020 Community Webinar 24th September Recording
- Pathways Longueville Webinar Transcript
- Pathways Longueville Webinar Q&A Document
- Pathways Longueville General Q&A Document
- Contact

The visitation diagnostics for the website are detailed in Table 3.1. The project website pages are reproduced at Appendix B.

PRODUCTION OF A VIDEO INTRODUCING PATHWAYS SAILORS BAY

Urban Concepts through its UrbanTalk division produced an informative video on Pathways Sailors Bay at Northbridge. The video was created to assist community members and integral stakeholders to better understand how Pathways design and operate their residential aged care facility. Pathways Sailors Bay was chosen for this video because it is of a similar scale and size to the proposed residential aged care facility and is located in a similar suburb on the Lower North Shore. The video features general footage of the Pathways Sailors Bay facility, activities offered to the residents, food preparation, the design of the facility and interviews with employees of Pathways.

The video cast include:

- Belinda Barnett, Managing Director, Urban Concepts
- Graeme Skerritt, Managing Director, Pathways
- Lester Liao, Executive Manager, Pathways Sailors Bay
- Brodie Steele, Head Chef, Pathways Sailors Bay
- Paul Griffin, Exercise Therapist, Pathways Sailors Bay

PREPARATION OF COMMUNITY NEWSLETTER

The newsletter was produced as a colour A3 brochure that was folded to fit within a DL envelope. The newsletter was distributed by Urban Concepts to the resident notification catchment provided by Council detailed in Figure 2.1, which consisted of approximately 2,500 households. The newsletters were distributed Thursday 17th September 2020. A copy of the newsletter is reproduced at in Appendix C.

STAKEHOLDER LETTERS

During this stage of the project, a stakeholder letter was prepared. A total of 12 stakeholders received a letter and the community newsletter via email. The letter was issued on Monday 21st September 2020.

The letter offered all stakeholders to meet with Urban Concepts and members of the Pathways project team to discuss the Development Application documentation. All stakeholders were invited to attend the community information webinar. Unfortunately, no stakeholders accepted either offer. We received three responses from stakeholders acknowledging our correspondence. The stakeholder letter is reproduced at Appendix C together with a copy of the circulation list.

3.3. Consultation Events

COMMUNITY INFORMATION WEBINAR

The Community Information Session was the primary consultation event for this stage of the consultation process. It was held from 6:30pm-8pm on Thursday 24th September 2020 online via the webinar platform GoToWebinar.

The event was organised and facilitated by Urban Concepts. The webinar included the presentation of technical information and the facilitation of the question and answer session. The event was structured in two parts:

- Part 1 was a 60 minute PowerPoint presentation that detailed the Development Application documentation on public exhibition. The PowerPoint presentation is reproduced in Appendix D. The presentation involved the following representatives of the Applicant's Project Team:
 - Graeme Skerritt, Managing Director, Pathways Residences
 - Juliet Grant, Executive Director and General Manager, City Plan Strategy and Development
 - Markam Ralph, Director, Morrison Design Partnership
 - Matthew McCarthy, Senior Traffic Engineer, McLaren Traffic

Urban Concepts prepared a transcript of the event and also recorded the webinar, both of which have been uploaded to the project website.

- Part 2 of the event was a 30 minute facilitated question and answer session. Urban Concepts prepared a Q & A document arising from the question and answer session. The Q & A document was placed onto the Pathways website and is reproduced in Appendix D.

The key issues identified in the Q & A document together with the response from the project team to the issue raised is presented in Section 4 of this report.

3.4. Participation Rates

Table 3.1 summarises the participation rates for the communication initiatives undertaken by Urban Concepts for this project.

TABLE 3.1
INFORMATION LINE PARTICIPATION RATES

INFORMATION LINE	NUMBER	DETAIL
Project Email Address	Urban Concepts received a total of 8 emails.	<ul style="list-style-type: none"> • 3 stakeholder responses from Lane Cove Councillors and State MP The Hon. Anthony Roberts. • 2 emails regarding the technical audio difficulties during the live webinar. Urban Concepts provided details on how to view the recorded webinar and a transcript of the Q&A document was also placed on the project website. • 2 emails from the community group In The Cove. • 1 email requesting more information about the project.
1800 Phone Number	Urban Concepts received a total of 4 phone calls.	<ul style="list-style-type: none"> • 2 phone calls (same person) requesting more information about who Pathways Residences is. • 1 phone call requesting Urban Concepts to register them for the webinar. • 1 phone call enquiring about the community information event, they thought it was in person and were concerned about traffic.
Website Visitations	348 visitations from 14 th September 2020 to 25 th October 2020.	<p>Unique visits (i.e. not including individual page loads).</p> <p>Website templates and diagnostics are detailed in Appendix B.</p>
Stakeholder Letter	12 letters issued to Lane Cove Elected Representatives and State MP The Hon. Anthony Roberts.	Stakeholder Letters were issued on the 21 st September 2020. Letters provided information to stakeholders and inviting participation in a briefing. No stakeholders took up the offer of a briefing.

INFORMATION LINE	NUMBER	DETAIL
Community Newsletter	2,500 newsletters were hand delivered by Urban Concepts on 17 th September 2020.	The resident notification catchment provided by Lane Cove Council is detailed at Figure 2.1.

TABLE 3.2
EVENT PARTICIPATION RATES

CONSULTATION EVENT	ATTENDANCE
Community Information Webinar held on Thursday 24 th September 2020 from 6:30pm-8pm.	While 12 residents registered for the Community Information Webinar, only 8 residents attended the webinar.

3.5. Conclusion

In our professional opinion, the participation and website visitation rates for this project are relatively low given the 2,500 newsletter notification catchment. The attendance at the Community Information Webinar represents 0.32% involvement rate across the notification catchment and indicates that the main concerns arising from this project are very 'localised', which is consistent with the emphasis on traffic and parking related issues as documented in Section 4 of this report.

4. SUMMARY OF COMMUNITY CONCERNS

This section presents a summary of the key issues that were discussed during the Question and Answer session of the Community Information Webinar held on the 24th September 2020. The full transcript of the event is reproduced in Appendix D. As detailed in Table 3.2 in Section 3, 8 participants attended this event.

4.1. Consultation Findings

The key findings arising from the Community Information Session have been grouped into central themes:

- Traffic Management and Generation
- Parking
- Landscaping and Stormwater
- Residential Aged Care Facility Operation
- Telecommunications Facility

4.1.1. Traffic Management and Generation

OVERVIEW OF ISSUES/COMMENTS

The traffic impact the development would have on the local road network was the major issue raised by participants in the webinar. This was consistent with the consultation outcomes arising from the 2016 and 2018 events. The specific concerns raised at the 2020 webinar are set out below.

- In regards to the traffic management, both during the construction as well as during the day to day operation of the facility, the proposed left in left out traffic management arrangement for the driveway that services the basement car parking levels off Northwood Road will require traffic to access the site via local roads which participants referred to as the Northwood Road Arabella Road, Woodford Street and Kenneth Street rat run. Resident concern was expressed through comments such as:
 - *'All the traffic that exits the site will have to travel through Northwood Road/East River Road with no option for a u turn for traffic that needs to exit northbound (towards Longueville Road/River Road). The alternatives are either a dangerous right turn at the intersection of Northwood Road/River road and taking a right turn through local roads (Northwood Road, Arabella Road, Woodford Street, Kenneth Street) or following towards Greenwich.'*
 - *'Please comment on the Longueville rat run via Arabella Street for articulated vehicles noting the serious MVA last Saturday night where a vehicle crashed through the fence at the top of Northwood Road and Arabella Street. There was an accident there last Saturday?'*
 - *'The issue is not how the future traffic compares to the present as the present traffic conditions would need to be improved they are so bad. Please clarify how someone coming from the east and wishing to visit the facility could reach it without driving down the small road between Northwood Road and Kenneth Street?'*
- Participants wanted clarification about whether the traffic generation rates had included the parking associated with the proposed retail uses in the development (pharmacy, hairdresser, beautician, pharmacy). This was expressed through comments such as:
 - *'Aged care may not generate traffic but the commercial activities will can you explain how the traffic report has addressed this- given that most neighbourhood centres are driven to by locals?'*

- Participants wanted to know whether the traffic assessment had considered the cumulative traffic impact of the other aged care projects that are currently being planned within a 1 kilometre radius of the site.
- Participants expressed concern that the traffic impact assessment had relied on 2020 traffic counts and that these figures had been impacted by COVID-19. Under these circumstances, participants felt that 2017 figures should also be used.

PROPONENT RESPONSE

- **In respect to the traffic concerns raised relating to the management of construction vehicles,** Pathways advised that construction traffic would be the subject of a detailed Construction Traffic Management Plan that would be submitted to and approved by Lane Cove Council. As part of the Construction Traffic Management Plan, heavy vehicles would travel along a dedicated haulage route identified in that plan. The likely methodology considering the access arrangements will be to restrict heavy vehicles to left in/left out. Hence heavy vehicles will not utilise local roads and will be directed to the Pacific Highway as a haulage route. As part of the Construction Traffic Management Plan, heavy vehicles exiting the site will be restricted to Northwood Road and River Road. They will not be directed onto local streets. Any construction traffic generated by the development will be strictly monitored to ensure it adheres to the approved haulage routes.
- **Further in respect to concerns relating to heavy vehicles using local streets** as a result of the development, Pathways advised that the proposed development does not generate articulated vehicle development traffic. Ongoing delivery vehicles for the subject site will be limited to an 8.8m length Medium Rigid Vehicle or smaller.
- **In response to concerns raised about the impact of traffic generation on the local road network,** Pathways advised that the traffic generation of both the aged care facility and the commercial component of the site had been assessed as part of the traffic report. The traffic generation of the site has been based on the Guide to Traffic Generating Developments 2002, an RMS Guide, which outlines traffic generation rates for commercial (retail) developments and aged care facilities as well as other land uses. The impact of the development has been assessed under these traffic generation rates, with the trip distribution to and from the site based upon existing traffic flow conditions in the area.

The traffic analysis estimates that compared to the existing land uses on site, the proposed development will generate a net change of -12 vehicle trips in the morning peak hour (12 in, 0 out) and +13 vehicle trips during the afternoon peak hour (+16 in, -3 out). Visitors and staff will be encouraged as part of Pathways orientation/induction information to take primary routes directly to Pacific Highway.

It was indicated that no modifications to the existing road network had been assessed as a result of the development. Council are upgrading the signalised intersection of River Road West/Longueville Road to allow right turn movements into River Road West, such that this should reduce vehicles travelling along Kenneth Street/New Street/William Edward Street, thereby reducing any existing rat run along William Edward Street.

Pathways holds the position that there are multiple routes available to travel to the site due to the left in restriction. These routes are:

- Arabella Street/Woodford Street/Kenneth Street;
- Use Kenneth Street to undertaken a U-turn to travel back to the site;
- The mentioned route of William Edward Street;
- Austin Street via Alpha Road onto Longueville Road; and
- Longueville Road onto Richardson Street West.

The proposed development is not significantly increasing traffic flow to and from the site when comparing existing and future traffic flow movements.

- **In respect to concerns raised about cumulative traffic impact**, Pathways advised that it is the responsibility of Council to undertake all accumulative traffic assessment and that it is not the responsibility of proponents to undertake this quantum of investigation for their individual development applications. Council are provided with the data to undertake this assessment within individual traffic and parking reports provided with development applications.
- **In respect to comments relating to the use of 2020 data** in the traffic report, Pathways indicated that an assessment could also be provided against 2017 data.

4.1.2.Parking

OVERVIEW OF ISSUES/COMMENTS

The amount of on site car parking being provided for the development was raised as a concern during the 2016 and 2018 consultation events. At this time, the proposed development was providing 46 parking spaces. The current proposal includes basement car parking for 86 cars across 3 levels including:

- 51 commercial spaces;
- 20 RACF staff spaces;
- 15 RACF visitor spaces; and
- Parking for 6 motorcycles and 65 bicycles is also provided in basement 2.

Notwithstanding, the increase in on site car parking spaces, there remains concern that the amount of parking is deficient to cater for the proposed development and as a result spill over parking will occur in the side streets surrounding the development. This was expressed through comments such as:

'Will you show respect to the community by increasing the parking- the commercial aspect of the development needs more parking-it is irrelevant that it complies with standards as it has been shown that these standards are woefully inadequate?'

PROPONENT RESPONSE

In response to the parking provision concerns, Pathways advised participants that the proposed development provides parking for the commercial component in accordance with the Lane Cove Council Development Control Plan. The site requires 51 car parking spaces for the commercial component of the site, which will be allocated to the tenancies during their associated fit out, which are subject of future development applications.

Each of the individual commercial tenancies will have separate Development Applications that will distribute the parking allocation.

The proposed development modifies the access arrangements to comply with Transport for NSW requirements. The new driveway is located in a convenient and safe location and provides safe access to and from the site, such that users of the development will use the on site car parking over the use of on street parking.

4.1.3.Landscaping and Stormwater

OVERVIEW OF ISSUES/COMMENTS

The proposed development incorporates a bushland regeneration area of 200 square metres to transition to the adjacent rear bushland reserve. There were participants that expressed concern about bush regeneration and the proximity of the development to the Bushland Reserve and Lane Cove Golf Course. Specific areas of interest included:

- Whether existing trees for removal and retention had been identified; and
- Whether run off from the site had been advised and managed.

PROPONENT RESPONSE

Pathways advised that their arborist has identified all of the trees both on the site and also in close proximity to the boundary of the site to ensure appropriate tree protection measures.

In response to stormwater management, a comprehensive stormwater and drainage strategy forms part of the Development Application documentation. Pathways stormwater engineer is working with Lane Cove Council officers to ensure the most appropriate solution is provided.

4.1.4. Residential Aged Care Facility Operation

OVERVIEW OF ISSUES/COMMENTS

There were two matters raised concerning the intended operation of the residential aged care facility. These matters are set out below:

- At the last consultation in 2018 that coincided with the exhibition of the Planning Proposal for this development, it was envisaged that Pathways would develop a 130 bed residential age care facility. The current proposal provides for a 143 bed or 122 room residential aged care facility. The current proposal incorporates couples rooms. There was a view expressed by one participant that Pathways had maintained a view that they had not wanted couple rooms to be provided but they have now changed this position and providing them increased the density of the development from 130 beds to 143 beds.
- Participants expressed concern about the badly maintained local footpaths in the area and how these could potentially become a hazard for elderly people (i.e. future residents of the site). Participants wanted to understand how Pathways was addressing this concern to mitigate any accident risks for the elderly members of the community.

PROPONENT RESPONSE

Pathways response to the operational concerns is as follows:

- In respect to site access Pathways advised that the project has been designed by Morrison Design Partnership, who worked with a site access consultant to ensure the proposal has appropriate and safe access for any visitors to the Residential Aged Care Facility or the commercial uses. It is proposed that the footpaths at the front of the site will be replaced as part of this development.
- In respect to couples rooms Pathways advise that it has couples rooms at its Residential Aged Care Facility in Sailors Bay and have found that for some couples it is an important amenity. Accordingly, Pathways has sought to provide couple rooms at Longueville. Pathways anticipates that a significant number of the couples rooms will end up being single occupancy rooms, but provided the opportunity for couples who would like this amenity.

4.1.5. Telecommunications Facility

There is an existing telecommunications tower located on the site that will be relocated. There were participants who wanted to understand whether, the removal of the tower would impact local mobile phone reception.

PROPONENT RESPONSE

Pathways advised that it was their understanding that telecommunication providers have an obligation to ensure coverage and they plan their networks quite comprehensively to ensure that their towers maintain coverage and if one is removed then another is supplemented elsewhere to cover that.

5. CONCLUSION

This stage of the consultation process was undertaken by Pathways to facilitate local resident understanding about the Development Application documentation while it was on public exhibition between the 3rd September to the 15th October 2020. It was undertaken voluntarily by Pathways and supplemented the statutory notification process being implemented by Lane Cove Council.

The focus of the consultation process has been:

- To provide local residents and interested stakeholders living in the Council notification catchment with a plain English explanation about the Development Application documentation during the exhibition period.
- To address resident concerns that had been raised during the 2016 and 2018 consultation process and explain how the final architectural design solution had responded to these concerns.
- To continue to build on the dialogue with local residents and interested stakeholders that had been established through the 2016 and 2018 consultation process by ensuring all information collateral reflected the current status of the project.
- To educate the local community about the importance of investing in residential aged care and wellness on the site and the unique and rare development opportunity the site affords.
- To enable Pathways to better understand local attitudes to their final design and the intended operation of the residential aged care facility.

Section 3 of this report documents the information lines and the information initiatives that have been staged during the information process. These have included:

- A major upgrade of the project website www.pathwayslonguevilleconsultation.com;
- The production of a video to illustrate how Pathways designs and operates their residential aged care facilities;
- The distribution of 2,500 community newsletters to local residents; and
- The staging of a live webinar event.

Section 4 of the report has documented the concerns that were raised by participants during the staging of the community webinar. The COVID-19 Social Distancing Restrictions meant that the consultation event was held using digital media and a live webinar was selected for this purpose. We note that some participants in the webinar during the question and answer session encountered technical difficulties. We also recognised that some members of the community may not have been able to access the webinar and to compensate we uploaded a full transcript of the webinar, both the presentation and the Question and Answer session onto the project website. We also uploaded a recording of the webinar onto the project website.

As the facilitator of the consultation process Urban Concepts has formed the following conclusions:

- Traffic generation and access arrangements are the key local issues of concern. These concerns are held by residents who live in the Longueville/Northwood vicinity and reflect the historic access arrangement that the current land uses (namely the service station, vet and commercial uses) on the site rely upon, being the Arabella Street, Woodford Street and Kenneth Street through route. The issue is of concern to residents having regard to the day to day operation of the facility and during construction when residents fear that construction vehicles will be forced to use local streets to access the site.
- Since hosting the 2018 consultation, Pathways changed the access arrangements to the site in line with Transport for NSW advice (TfNSW). Accordingly, the proposed development is now serviced by a single two way access driveway that aligns with the southern boundary and provides for a left in left out traffic arrangement. This arrangement maximises the separation distance between the driveway

and the signalised intersection and is consistent with advice from TfNSW. Notwithstanding, that the arrangement is consistent with TfNSW advice, residents remain concerned it will cause traffic to access the site via local roads which participants referred to as the Northwood Road Arabella Road, Woodford Street and Kenneth Street rat run.

- Residents remain concerned that there is still insufficient parking being provided for the development and that it will increase demand for on road parking that will in turn clog local streets.

In conclusion it is evident that the community concerns that have been raised through this stage of the consultation process mainly focus on traffic and parking related matters. It has been our experience from other aged care projects that traffic generation is a common community concern with this development class and in many cases community concerns raised during the DA process do not materialise as the community realises:

- The low visitation levels that these developments generate;
- That staff employed at the facility prefer to travel to work using public transport; and
- That residents of these facilities do not own or drive their own vehicles as they are living in an assisted care environment.

We understand that there are members in the community that genuinely hold traffic concerns and as such we advise that based on the results of the McLaren Traffic Impact Assessment, Pathways response to these concerns is as follows:

- The traffic concerns appear to be a function of the existing traffic conditions which prohibit a right hand turn into and out of the site from Northwood Road.
- The proposed development will not exacerbate the current traffic situation. The replacement of the five existing driveway crossings at the Northwood Road frontage of the site with a single driveway crossing may improve safety and traffic flow.
- The proposed access arrangements have been formulated in line with TfNSW advice.
- The 2018 concept plan that formed part of the Planning Proposal provided on site car parking for 46 cars. At that time local residents expressed concern that this was insufficient. In the current proposal, Pathways has provided 86 on site car parking spaces across the basement levels. The level of on site car parking provision complies in full with Lane Cove Council requirements.
- Pathways through its staff and supplier induction program and resident orientation programs will look to modify current driver behaviour by educating drivers to use alternate traffic arrangements to those presently used by local residents. As this is a new development Pathways will educate visitors and staff to take primary routes to and from the development via Pacific Highway.
- Pathways has advised local residents that during construction heavy vehicles will be restricted to left in / left out. Hence heavy vehicles will not utilise local roads and will be directed to the Pacific Highway as a haulage route.

In regard to concerns raised about bush regeneration and stormwater management, we note that Pathways specialist consultants have worked with Lane Cove Council to address these matters.

Matters raised concerning the condition of footpaths, the provision of couples rooms and mobile phone coverage, are considered to be minor and can be resolved via the imposition of conditions of consent or lie outside of Pathways responsibility (i.e. mobile phone coverage and the condition of Lane Cove Council footpaths beyond the site frontage).

APPENDICES

Appendix A

Telephone and Email Log

PHONE LOG

Pathways Longueville 2020



DATE	SENDER	PHONE NUMBER	MESSAGE	ACTION
18/09/2020	Mr Clemens	[REDACTED]	To please phone UC	UC returned call no answer. Left message that UC was returning the call and said UC would try again in the afternoon if UC hadn't heard back.
18/09/2020	Mr Clemens	[REDACTED]	Caller wanted to know who Pathways Residences is. Were they like anglicare? I indicated they were a family owned company and they had a website he could visit but he said that it did not identify who they were.	UC returned Mr Clemens call again. UC said we were preparing a question and answer document and we would include this question with the correct answer.
23/09/2020	Mr and Mrs Overton	NA	Caller wanted to register for the consultation event- they thought it was in person. They were concerned about the traffic generation down to the peninsular. They had lived in Longueville for 50 years.	UC sent a detailed email to the caller with information on how to register for the webinar and how to access the webinar. Assured caller that the recorded webinar will be on the website if they are unable to view the live webinar. Also provided the Pathways project website where they can find more information.
24/09/2020	Ms Forrest	NA	Caller wanted to register for the webinar.	UC registered caller for the webinar online.
10/10/2020	Mr Guthridge	[REDACTED]	Caller wanted to know the dimensions of the front boundary to Longueville/Northwood Road	UC issued advice via email. UC advised frontage is faceted with a cumulative length of 103 metres which in a straight line is 100m.


EMAIL LOG

Pathways Longueville 2020



DATE	SENDER	EMAIL MESSAGE	EMAIL ADDRESS	RESPONSE
11/08/2020	Ms Barker (In The Cove)	Asking when the DA will be lodged	info@inthecove.com.au	
8/09/2020	UC x Pathways	Response to In The Cove news articles	NA	Letter (presented in Appendix E)
8/09/2020	Ms Barker (In The Cove)	Response to the letter sent in regard to the articles published on 'In The Cove'	info@inthecove.com.au	
10/09/2020	Ms Smith	Asking for more information	[REDACTED]	<p>11/09/20 'Dear Ms Smith,</p> <p><i>Thank you for your email about Pathways Residences proposed Residential Aged Care Facility at Northwood. We are currently finalising a major upgrade to the project website and this will provide greater details about the project. The website will be live next week. In the interim you are able to view the development application on the Lane Cove Council website as it is being publicly exhibited between the 3rd September and the 15th October 2020. The DA reference number is DA113/2020.</i></p> <p><i>Alternatively, if you have a specific question you would like answered please email it through.</i></p> <p><i>Thank you for your interest in our project.'</i></p>
21/09/2020	Office of The Hon. Anthony Roberts MP	<i>'Thank you for the information about Pathways proposed development in Lane Cove. Minister Roberts appreciates your efforts to keep him informed of the proposal.'</i>	Electorateoffice.lanecove@parliament.nsw.gov.au	
21/09/2020	Mayor Pam Palmer	<i>'Dear Belinda Thank you for your email. If I'm available, I</i>	PPalmer@lanecove.nsw.gov.au	<p><i>'Dear Mayor Palmer,</i></p> <p><i>The newsletter is the second attachment to the email and is titled Pathways Longueville Newsletter September 2020. I have also</i></p>

		would be interested to join the webinar on 24 September. However, you didn't include the newsletter, which I believed contained the registration details. Perhaps you could forward those details to me? Thanks.'		<p>provided the link to the website below where you can register for the webinar online.</p> <p>www.pathwayslonguevilleconsultation.com</p> <p>If you are unavailable on Thursday evening we will be placing a recording of the webinar on the website so that you can listen at your leisure.</p> <p>Thank you for your email. If you have any queries please do not hesitate to contact me.'</p>
25/09/2020	Cr Frances Vissel	<p>'Dear Ms. Barnett I thank you for the invitation, but regret that I was unable to attend the Webinar yesterday evening'</p> <p>I noted that the Webinar would be available from after 24th September. I just tried to download it, but it may not be available yet.</p> <p>Would you be so kind and send me the link when it is available so I may view it.'</p>	vissel@bigpond.net.au	<p>25/09/2020 UC email response:</p> <p>'Dear Councillor Vissel</p> <p>The webinar recording is currently being converted into a format that can be accessed via the website. A written transcript will also be provided.</p> <p>I will certainly send you the link when it becomes available.</p> <p>Thank you for your interest in the project.'</p>
25/09/2020	Ms Forrest	'There was no sound, so although I registered for the webinar, I had to turn it off after a few minutes of trying to get sound, as I couldn't hear any sound. '		<p>25/09/2020 UC email response:</p> <p>'Dear Ms Forest</p> <p>Unfortunately we encountered a technical difficulty at the commencement of the webinar which meant there was an 8 minute delay.</p> <p>The webinar recording will be made available to view on the Pathways project website. It is currently being converted into a format that can be accessed on the website. We recommend listening to the webinar using earphones to maximise the sound volume of the recording.</p> <p>We will also be providing a written transcript and a question and answer document that incorporates written responses to the questions that were asked during the webinar.</p>

				<i>Thank you for your interest in the project.'</i>
24/09/2020	Ms Balint	<p><i>'Thankyou for tonight's webinar which was very informative.</i></p> <p><i>Unfortunately the sound quality during the Q&A was very poor which detracted significantly especially as this was when the community could engage.</i></p> <p><i>I hope the recording will be clearer on your website.'</i></p>		<p>25/09/2020 UC email response:</p> <p><i>'Dear Ms Balint,</i></p> <p><i>I am pleased that you found the content of the webinar informative. Unfortunately we encountered a technical difficulty last night which affected the audio quality.</i></p> <p><i>The webinar recording will be made available to view on the Pathways project website. It is currently being converted into a format that can be accessed on the website. We recommend listening to the webinar using earphones to maximise the sound volume of the recording.</i></p> <p><i>We will also be providing a written transcript and a question and answer document that incorporates written responses to the questions that were asked during the webinar.</i></p> <p><i>Thank you for your interest in the project.'</i></p>



Appendix B

Project Website

PATHWAYS RESIDENCES

LONGUEVILLE

Delivering Excellence In Aged Care And Community Wellbeing



LATEST NEWS

Breaking News

Pathways Residences has lodged the Development Application (DA) for their Residential Aged Care Facility (RACF) to be known as Pathways Longueville with Lane Cove Council.

The DA comprises of architectural plans and elevations together with a range of specialist reports. The Application is referred to as DA113/2020.

[Read More](#)

Understand

WHY LANE COVE MUNICIPALITY NEEDS RESIDENTIAL AGED CARE.

[Read More](#)

Put

MY NAME ON THE PATHWAYS RESIDENCES LONGUEVILLE WAITING LIST

[Read More](#)

PATHWAYS RESIDENCES MOVES A STEP CLOSER TO BRINGING AGED CARE TO THE LANE COVE COMMUNITY

DELIVERING EXCELLENCE IN AGED CARE AND COMMUNITY WELLBEING FOR OLDER AUSTRALIANS

Pathways Residences is pleased to advise the Lane Cove community that we lodged our Development Application which is referred to as DA113/2020 for our Residential Aged Care Facility with associated medical and neighbourhood commercial uses with Lane Cove Council on 28th August 2020.

Lane Cove Council is exhibiting the Development Application between 3rd September 2020 and 15th October 2020. The website provides a description of the proposed development and the Development Application documentation.

To learn more about the development we invite you to view the recorded community information webinar which is found on the downloads page of this website.

TO VIEW THE FLY THROUGH OF THE PROPOSED DEVELOPMENT CLICK ON THE IMAGE BELOW



A LOT HAS HAPPENED SINCE WE LAST MET WITH THE COMMUNITY IN 2018.

The key milestones we have reached on this project are set out below:

1. PATHWAYS RESIDENCES (PATHWAYS) COMMENCED THE PLANNING FOR THIS PROJECT IN 2016 WITH THE LODGEMENT OF A PLANNING PROPOSAL (PP) to make residential aged care permissible on the site.
2. THE PP WAS SUPPORTED BY THE SYDNEY NORTH PLANNING PANEL ON 2ND MAY 2017 AND A GATEWAY DETERMINATION WAS ISSUED by the Department of Planning, Industry and Environment (DPIE) on 26th September 2017.
3. THE AMENDMENT TO THE LANE COVE LOCAL ENVIRONMENTAL PLAN 2009 (LCLEP) WAS GAZETTED on 20th May 2020 as part of Tranche One of the NSW Government's Planning System Acceleration Program. The amendment introduced a site specific clause with the following development controls:
 - Zone - B4 Mixed Use
 - Maximum Floor Space Ratio (FSR) - 1.85:1
 - Minimum Non-Residential FSR - 0.35:1
 - Maximum Building Height - 66.25 RL.
4. PATHWAYS HAS BEEN WORKING WITH LANE COVE COUNCIL ON A SITE SPECIFIC DEVELOPMENT CONTROL PLAN (DCP) which establishes further urban design parameters that have guided the architectural design of the RACF. The Draft DCP is referred to as Proposed Development for Northwood Shops and is being publicly exhibited concurrently with our development application from the 3rd September 2020 through to the 15th October 2020.
5. WE LODGED THE DEVELOPMENT APPLICATION FOR OUR PROJECT with Lane Cove Council on 28th August 2020. Specifically the DA seeks consent for:
 - a. A 143 bed (122 rooms) RACF with ground floor commercial premises, a medical centre with a hydrotherapy pool, basement parking and associated landscaping;
 - b. Demolition of the existing buildings on the site;
 - c. Tree removal; and
 - d. Construction of retaining walls and public domain improvements.Lane Cove Council placed the Development Application on public exhibition between 3rd September 2020 and 15th October 2020.
6. WE COMMENCED THE REMEDIATION OF THE SERVICE STATION SITE AT 10 NORTHWOOD ROAD which forms part of our site. The remediation is being undertaken as development without consent in accordance with the Remediation Action Plan that has been lodged with Lane Cove Council. All demolition works are being undertaken in accordance with Lane Cove Council's standard hours of construction.

This Website Contains Important Community Information To Assist Your Understanding About Our Project And The Development Application That We Have Lodged With Lane Cove Council.

Proposed Site: 274 AND 274A LONGUEVILLE ROAD AND
4-18 NORTHWOOD ROAD, LANE COVE


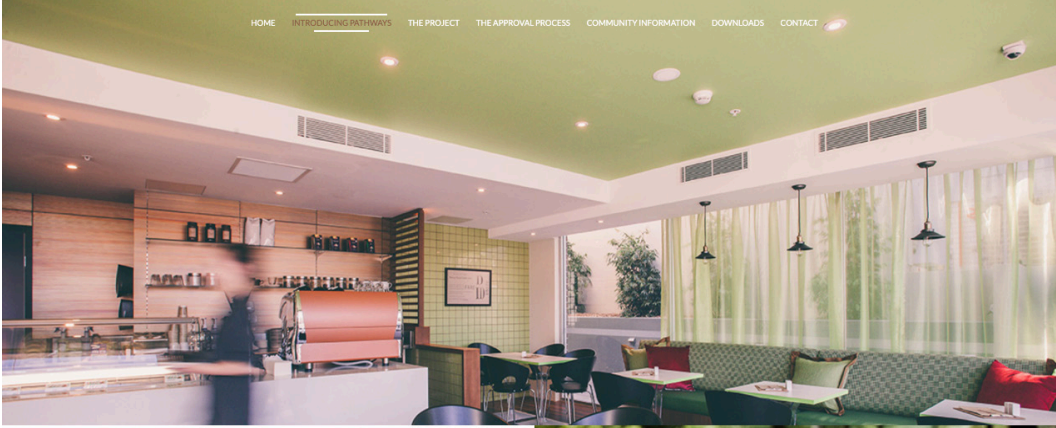
URBAN CONCEPTS 1800 825 586

info@pathwayslonguevilleconsultation.com

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[HOME](#) [INTRODUCING PATHWAYS](#) [THE PROJECT](#) [THE APPROVAL PROCESS](#) [COMMUNITY INFORMATION](#) [DOWNLOADS](#) [CONTACT](#)



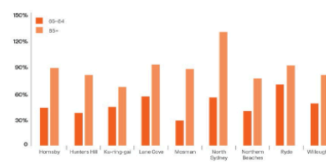
INTRODUCING PATHWAYS RESIDENCES

DELIVERING EXCELLENCE IN AGED CARE AND COMMUNITY WELLBEING FOR OLDER AUSTRALIANS

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. The charter of the organisation is founded on the principles of harmony, respect and trust.

Pathways has selected the Lane Cove Local Government Area (LGA) as the location of its fifth residential aged care facility- Pathways Residences Longueville. The site for our new facility is 274-274a Longueville Road and 4-18 Northwood Road, Lane Cove. We have now lodged the Developed Application with Lane Cove Council for our new facility.

Pathways Residences Longueville will play an important role in addressing this under supply of aged care and accommodation. As a community it is vital that we actively work together to plan for this growing sector of the seniors housing market.

Source: NSW Department of Planning and Environment, 2010 *New South Wales State and Local Government Area Household Projections to 2031* (Sydney: NSW Department of Planning and Environment, 2010).

We invite you to view a short video about Pathways Residences that takes you inside Pathways Sailors Bay at Northridge.

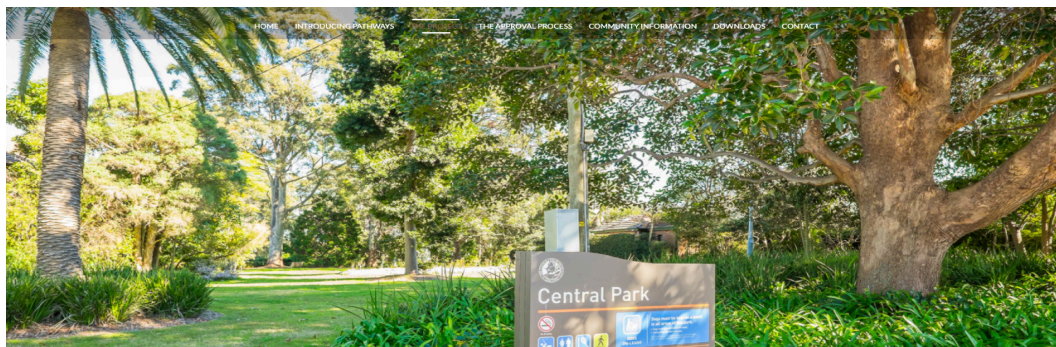


This video was produced by Urban Talk a division of Urban Concepts ABN 96 074 171 065 on behalf of Pathways Residences for community consultation purposes. The content of the video has been approved by Pathways Residences prior to its release. If you have any queries about the content of this video please email info@urbanconcepts.net.au

Proposed Site: 274 AND 274a LONGUEVILLE ROAD AND 4-18 NORTHWOOD ROAD, LANE COVE

LIBRAN CONCEPTS 1800.825.586

info@pathwayslongevallconsultation.com



THE PROJECT

THE SITE CONTEXT

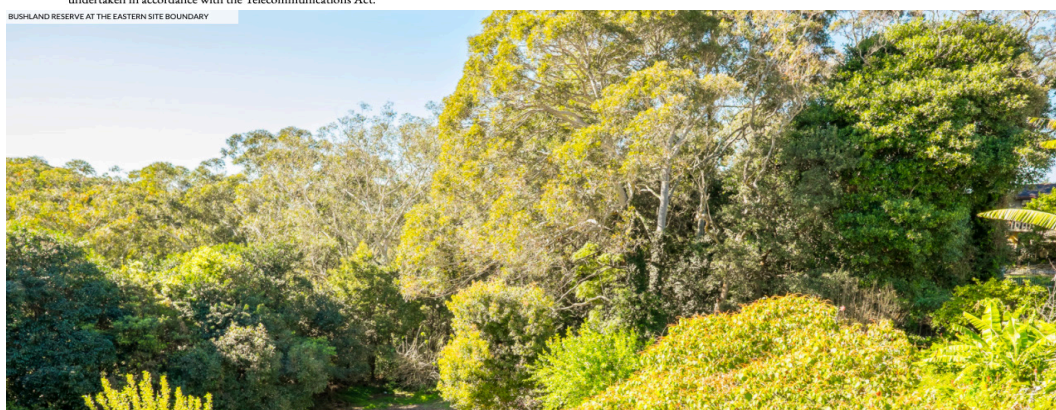
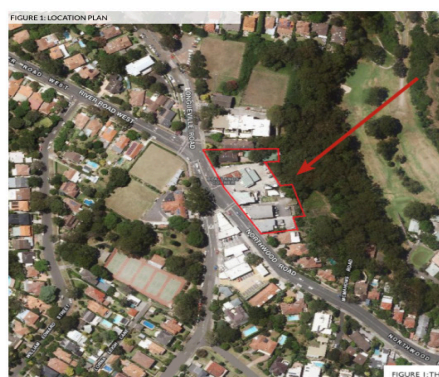
The site has a total area of 5,003m² and a street frontage of 104m to Northwood and Longueville Road. As illustrated by Figure 1, it is located at the intersection of Northwood Road, Longueville Road, River Road West and Kenneth Street in the Northwood Centre. Current improvements on the site include two detached dwellings, a service station and 3 x 1-2 storey buildings with ground floor shops, one of which was previously occupied by a veterinary clinic. The Development Application looks to consolidate the land parcels into one lot for the purposes of development.

The topography of the site falls away steeply from the road frontage to the east towards the Lane Cove Golf Course and Gore Creek. A Bushland Reserve adjoins the eastern boundary. A flora and fauna ecological assessment forms part of the Development Application documentation.

Vehicular access to the site is currently available from Northwood Road and Longueville Road. In accordance with the advice from Transport for NSW, the new development will be serviced by a single two way driveway off Northwood Road that aligns the Southern boundary of the site.

The development provides for all power lines being placed underground at the road frontage.

The site contains a telecommunications tower. Pathways Residences is discussing the temporary relocation of the tower with the respective communications provider and this would be undertaken in accordance with the Telecommunications Act.



PROJECT DESCRIPTION

The development that Pathways Residences would like to realise for their site is a 143 bed or 122 room multi-storey RACF built over street level neighbourhood business premises that may include a pharmacy, hairdresser, beautician, cafe and restaurant. Development consent for these uses will be the subject of separate Development Applications. Allied health services for rehabilitation and remediation including a hydrotherapy pool will be provided in a medical centre. The medical centre and the neighbourhood premises will be open to the general public as well as residents of the RACF.

A residential aged care facility (RACF) refers to a specialised nursing home style of housing that caters for seniors who are typically over 85 years of age and who are no longer able to live independently or who suffer from the symptoms of dementia.

Locating the RACF above a community precinct is important for achieving the social integration of the facility into the local community and it will add vibrancy through the pedestrian movements it will generate. Similarly the incorporation of allied health services for doctors, dentists, podiatrists and physiotherapists will reinforce the community wellbeing focus of the development.

Photomontages of the proposed development are at Figures 2 and 3.



FIGURE 2: PROPOSED PATHWAYS RESIDENCES STREET VIEW LOOKING SOUTH ALONG LONGUEVILLE ROAD



FIGURE 3: PROPOSED PATHWAYS RESIDENCES LONGUEVILLE, STREET VIEW LOOKING NORTH ALONG NORTHWOOD ROAD

DEVELOPMENT STATISTICS

TABLE 1 THE DEVELOPMENT STATISTICS OF THE PROJECT

ELEMENT	PROPOSAL
Site Area	5,003 square metres
Total Gross Floor Area (GFA)	9,169 square metres
Total Floor Space Ratio (FSR)	1.83:1
Total Commercial GFA (i.e. pharmacy, café, restaurant, medical centre with allied health uses and hydrotherapy pool)	2051 square metres
Total Commercial FSR	0.41:1
RACF Total Gross Floor Area	7,119 square metres
RACF FSR	1.42:1
Landscape Area	1,406 square metres or 28% of site area
Height in Storeys	3 storeys at Northwood Road Frontage 5 storeys at eastern boundary
Height RL	Minimum RL 66.25 to maximum RL 68.65 at top of stair over run
Parking	86 car parking spaces including: 51 commercial spaces 20 RACF staff spaces 15 RACF visitor spaces 65 bicycle parking spaces and 6 motorcycle spaces

Source: City Plan Statement of Environmental Effects August 2020

THE URBAN DESIGN APPROACH



FIGURE 4 PROPOSED LANDSCAPE DESIGN

The design rationale that underpins the architectural and landscaping response for this project is characterised by the following principles:

- A scale of development that complements the neighbourhood feel of the Northwood Centre and activates the streetscape with local shops and cafes.
- The building form presents as 3 storeys at the Northwood and Longueville Road frontage and the building is setback 2-3 metres at ground level to accommodate a new wider footpath that will be paved and interspersed with 7 street trees that will soften the building form, enhance the pedestrian experience and landscape setting. An awning is provided along the entire frontage to provide weather protection.
- The development uses the full of land and presents as 5 storeys at the rear boundary. The building has a generous setback off the rear boundary. This setback is landscaped with mass plantings to transition to the adjoining Bushland Reserve and Lane Cove Golf Course.
- The building form is setback from the side boundaries and is curved at both the southern and northern corners to create visual interest for pedestrians and motorists. these setbacks provide view corridors through the development.

- The front facade has been vertically modulated to emulate the fine grain of terrace shopfronts and to add visual interest to the building in the streetscape.
- Three view corridors are incorporated at ground level. These act as windows through to the development. Two corridors also provide through site pedestrian access. The corridors vary in width from between 4.5 to 6 metres.
- Landscaping is integral to the design and accounts for 28% of the site area. The Landscape Plan is illustrated at Figure 4. Key elements of the landscape design include:
 - Landscaped side boundary setbacks with deep soil planting providing visual privacy and a green interface to neighbours.
 - Large landscaped terraces at the rear where residents can sit and enjoy bushland and golf course views. A rear terrace is provided at ground floor level at the rear providing an outdoor dining experience.
 - A bushland regeneration area of 200 square metres to transition to the adjacent rear Bushland Reserve.
- The materials palette features a combination of glass balustrades, copper cladding, vertical blades, rendered walls, horizontal louvres, white rendered walls and zinc cladding. It applies a combination of natural and muted colours to complement the adjoining bushland and surrounding buildings.

ACCESS AND PARKING

The proposal includes basement car parking for 86 cars across 3 levels including:

- 51 commercial spaces
- 20 RACF staff spaces
- 15 RACF visitor spaces

There is lift access from the basement levels into the RACF and the ground floor amenities and shops.

Parking for 6 motorcycles and 65 bicycles is also provided in basement 2. The proposed car, bicycle and motorcycle parking complies with the necessary Seniors SEPP and Lane Cove Council DCP controls.

A single two way driveway is provided to the basement level off the Northwood Road frontage. The driveway is located towards the southern boundary of the site in accordance with Transport for NSW road safety advice. To facilitate the proposed driveway location the existing bus stop immediately outside the site will need to be relocated. This would be pursued in conjunction with Lane Cove Council through the Local Traffic Committee.

In terms of service access, a loading bay is proposed in the basement at Level 3 immediately adjoining the commercial and RACF waste rooms. All deliveries and waste removal will occur from within the basement.

Traffic investigations have confirmed that future traffic generation associated with the development will not have a detrimental or noticeable impact on the local road network or the performance of intersections surrounding the site. The project can proceed without any upgrade to the existing road infrastructure.



INTRODUCING THE TEAM

Working with Pathways Residences on this project is a multi-disciplinary team. Each member has prepared a specialist report that forms part of the Planning Proposal documentation. The team members are:

ARCHITECTURE

Morrison Design Partnership Architects has designed the project and have prepared the architectural plans and elevations.

URBAN PLANNING

City Plan Strategy and Development prepared the Planning Proposal documentation and they have also prepared the Statement of Environmental Effects that accompanies the Development Application.

TRAFFIC AND TRANSPORTATION

McLaren Traffic Engineering and Road Safety Consultants has prepared the Traffic and Parking Impact Assessment for this project.

FLORA AND FAUNA ASSESSMENT

Cumberland Ecology has undertaken the ecological flora and fauna assessment of the site.

ARBORIST REPORT

Stuart Pittendrigh has prepared the tree report for this project.

LANDSCAPE ARCHITECTURE

Svalbe & Co are the landscape architects on the project and have prepared the landscape design plan and recommended plantings schedule.

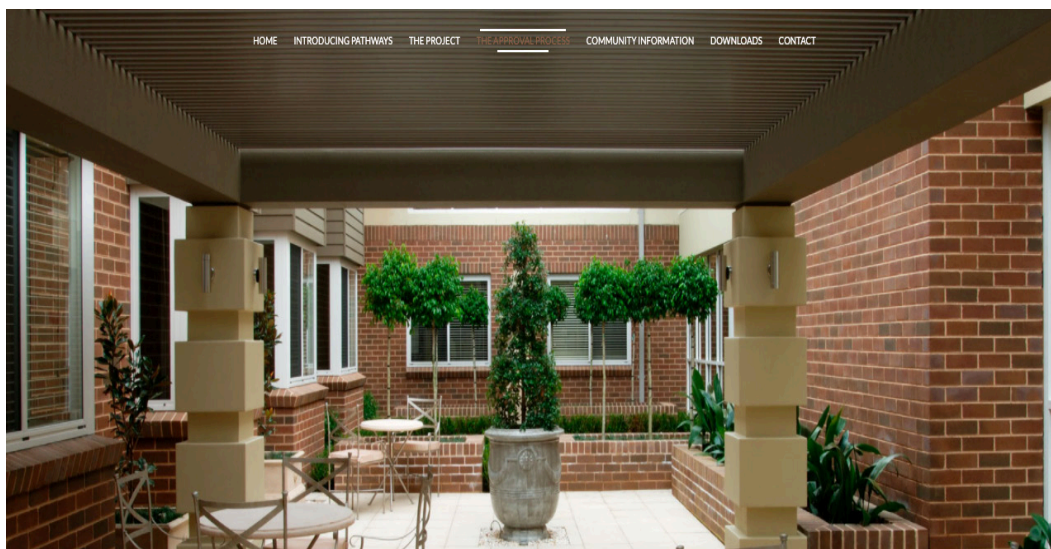
Proposed Site: 274 AND 274a LONGUEVILLE ROAD
AND 4-18 NORTHWOOD ROAD, LANE COVE

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info@pathwayslonguevilleconsultation.com

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THE APPROVAL PROCESS

PLANNING FRAMEWORK

The planning framework for this application is established under the Environmental Planning and Assessment Act 1979 and the accompanying Environmental Planning and Assessment Regulation 2000. It comprises of State and Local Environmental Planning Instruments (EPI) and Council Plans and Policies.

The Statement of Environmental Effects that forms part of the Development Application documentation incorporates a thorough assessment of the proposal against the relevant provisions of the following EPI and Council policies Plans and Policies.

- State Environmental Planning Policy No 19 - Bushland in Urban Areas;
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;
- State Environmental Planning Policy No. 55 - Remediation of Land;
- State Environmental Planning Policy (Housing for Seniors and people with a disability) 2004 (Seniors SEPP);
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (State and Regional Development) 2011;
- Sydney Regional Environmental Planning Policy (Sydney Harbour Catchment) 2005;
- Lane Cove Local Environmental Plan 2009 (Lane Cove LEP 2009);
- The Lane Cove Development Control Plan 2010; and
- Draft Proposed Development For Northwood Shops Development Control Plan (DCP) currently being publicly exhibited by Lane Cove Council between 3rd September 2020 and 15th October 2020.

STATUTORY COMPLIANCE CONSIDERATIONS

SENIORS SEPP

• DEFINITION OF THE USE

The proposal satisfies the definition of a residential aged care facility as defined under the SEPP. The permissibility of the RACF on this site is established under the SEPP.

• NON-REFUSAL DEVELOPMENT CONTROLS

The SEPP establishes development standards that if complied with cannot be used by a Consent Authority as grounds for refusal. These standards are set out below:

LANE COVE LEP 2009

• PERMISSIBLE DEVELOPMENT

The Development Application seeks development consent for a mixed use development containing a RACF, 2051 square metres of commercial premises including a medical centre with ancillary hydrotherapy pool.

The medical centre will be available to the broader community for the purpose of providing remediation and rehabilitation services.

- 8 metre height
- 1:1 floor space ratio (FSR)
- 25 square metre per RACF bed landscape requirement

In circumstances where a proposal does not comply with these controls the Consent Authority is to determine if a proposal is satisfactory on its merit. The proposal exceeds the non-refusal standards and as such Lane Cove Council will assess the Development Application against these controls on merit. It is the Lane Cove LEP 2009 that establishes the Height and FSR controls for this site.

The commercial floor space may be occupied by a pharmacy, café, restaurant and medical centre with specialist doctors. These uses will be independent of the RACF and open to the general public. The occupation of the commercial premises for these uses falls under the definition of business premises. These uses will be the subject of separate development applications.

All of the proposed uses are permissible with consent in the B4 Mixed Use Zone.

• FLOOR SPACE RATIO

The Lane Cove LEP Floor Space Ratio Map identifies a maximum floor space ratio (FSR) of 1:1 for the subject site. When this is combined with the additional FSR of 0.85:1 permitted under Clause 6.9(2)(b) of the LEP, the site is subject to a maximum FSR of 1.85:1. The proposal achieves a total FSR of 1.83:1 and therefore complies with the Lane Cove LEP 2009.

• HEIGHT

More broadly, the development comfortably sits below the maximum RL66.25 identified in Clause 6.9(2)(a) of the LEP. There is a variation to the maximum building height that is limited to the building's parapet, rooftop services and stair over run where the building height is RL 68.65.

To address the departure to the height control a Clause 4.6 Variation Request has been prepared requesting that Council approve the departure on the basis that it does not contribute distinguishable bulk, scale or density of the building, and accordingly is a minor variation and worthy of support.

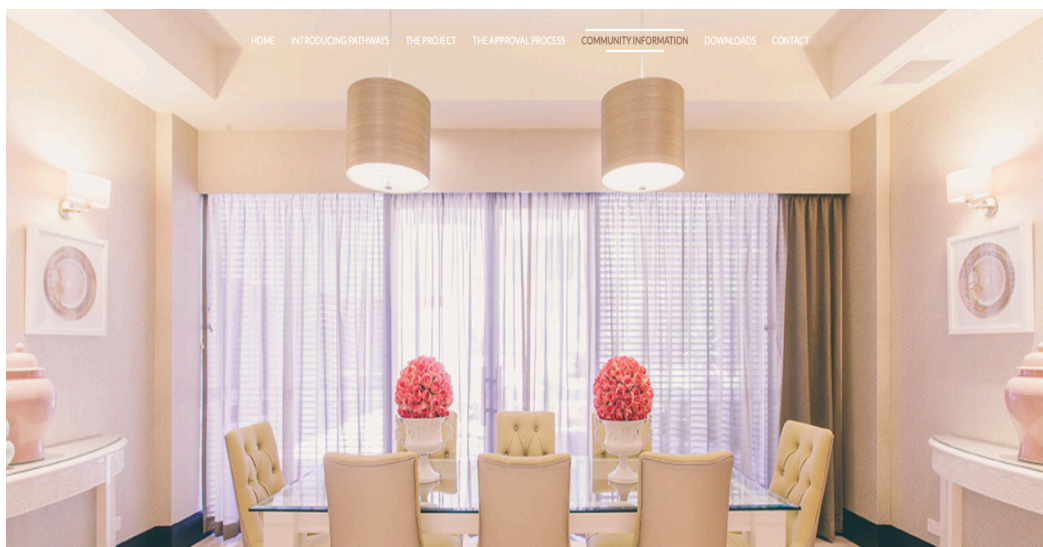
DRAFT PROPOSED DEVELOPMENT FOR NORTHWOOD SHOPS DEVELOPMENT CONTROL PLAN CONSIDERATIONS

Lane Cove Council in conjunction with Pathways Residences prepared a site specific Development Control Plan (DCP) that provides additional design guidance for the site. It does this by establishing a series of site specific design controls. The Draft DCP is on public exhibition concurrently with the Development Application between 3rd September and the 15th October 2020. To view the Draft DCP on the Council website [Click Here](http://www.lanecove.nsw.gov.au/CouncilConsultations/Pages/NorthwoodShopsDCP.aspx)

Table 2 below sets out a summary of how the proposed development complies with the key design controls relating to height, setbacks, through site links and view corridors, active street frontages, landscaped area and site access. These controls represent the key areas of interest arising from the 2016 community consultation and the 2018 exhibition of the Planning Proposal and Concept Plan. There are other matters set out in the Draft DCP relating to waste management, stormwater runoff, noise and lighting mitigation, bushland protection. A detailed assessment of how the proposed development complies with the Draft DCP provisions forms part of Pathways Residences Development Application documentation.

TABLE 2 COMPLIANCE OF THE PROPOSED DEVELOPMENT UNDER THE DRAFT DCP

DRAFT DCP DESIGN CONTROL	HOW THE PROPOSED DEVELOPMENT ADDRESSES THE CONTROL
HEIGHT IN RL Maximum Building Height is established at RL 66.25	The proposed development comfortably sits below the maximum RL 66.25. There is a variation to the maximum building height that is limited to the building's parapet, rooftop services and stair over run where the building height is RL 68.65.
HEIGHT IN STOREYS Development is to incorporate varying heights: <ul style="list-style-type: none"> • 2 storeys at Northwood Road with a recessed 3rd floor. • 5 storeys at the rear. The development is to satisfy minimum floor to floor finished building heights.	The proposed development: <ul style="list-style-type: none"> • Is 5 storeys in height at the Northwood Road frontage. As the building is setback 3 metres at ground level the third floor has not been needed. • Is 5 storeys at the rear. The proposed floor to floor building heights comply with those set out in the draft DCP: <ul style="list-style-type: none"> • The finished ground floor to floor building height is 4.25 metres. • The above ground floor to floor heights are 3.2 metres; and • The basement floor to floor heights are 1.9 metres.
FRONT AND REAR SETBACKS <ul style="list-style-type: none"> • A front setback to Northwood/Longacre Road of 3 metres at floor 1-2 and 8 metres at the 3rd floor • The rear setback is to be 10 metres. 	The building is setback 3 metres at the front boundary across all 3 levels. The setback reduces to 2 metres at the RACF entry lobby to create an architectural feature in the facade. The architectural design has not exceeded the 3rd floor as the design treatment has created visual interest in the facade by using vertical modulation. The building setback at the rear generally complies with the 10 metre requirement. There are minor encroachments where the setback reduces to 7.3 metres to accommodate terraces.
SIDE SOUTHERN SETBACK Southern boundary ground and lower levels 5-10 metres, upper levels 12 metres.	The building has a minimum 2.5 metre setback to the southern boundary at the lower ground levels as these are predominantly below ground. At ground level the building is setback 3 metres. Above ground level an 11.5 to 18 metre setback is provided from the southern side boundary.
SIDE NORTHERN SETBACK Northern boundary 6-9 metres.	The building is setback 6 metres from the side northern boundary across all levels. The northern boundary will be beautifully landscaped as it will form one of the two through site pedestrian links that will be provided.
THROUGH SITE LINKS AND VIEW CORRIDORS Three through site links at view corridor are to be provided each having a minimum width of between 4.5-6 metres.	Three view corridors are proposed at the locations specified in the draft DCP. Two corridors have a minimum width of 4.5 metres. The third northern corridor has a 6 metre width.
ACTIVE FRONTAGES A footpath with seating is to be provided along the site frontage to Northwood Road. Active uses are to incorporate: <ul style="list-style-type: none"> • Shopfronts • Outdoor dining opportunities • Ground entries to reception areas • Non-residential uses such as business premises. 	A new footpath will be provided along the entire frontage it will be paved and landscaped and interspersed with street trees. An seating will be provided along the frontage it will be designed to allow for the street trees. Areas of blank wall have been minimised along the frontage. A range of commercial uses are proposed including a pharmacy, café and restaurant with the opportunity for outdoor dining. All commercial uses will be the subject of individual development applications.
LANDSCAPED AREAS AND OPEN SPACE Provisions include: <ul style="list-style-type: none"> • All setbacks are to be landscaped • Landscaped area is to equate to a minimum of 24% of total site area • Landscape as communal open space areas may be provided along podiums and roof top areas • All drop will areas to be landscaped to create a visual buffer to adjacent residential development and to accommodate growth of tall trees. • Removal of Tropicana trees to require council consent. 	<ul style="list-style-type: none"> • The front setback will accommodate a new paved and landscaped footpath that will be planted with seven street trees along the road frontage. • All rear and side setbacks include drop and areas that will be planted with a combination of trees and plantings to create a visual buffer. • The proposed landscaped area accounts for 28% of the site area. • A large landscaped terrace is provided on level 5 for the enjoyment of residents. • A podium for outdoor dining is provided at the rear of the development on the ground floor for the proposed café and restaurant. • There are 26 Tropicana trees currently located across the entire site. It is proposed to retain 16 trees and 10 have been identified for removal. • A new bushland regeneration area of 280 square metres at the rear.
VEHICULAR ACCESS AND PARKING <ul style="list-style-type: none"> • A minimum of one vehicle access point is to be provided along southern boundary. • Parking is to be provided in accordance with the rate specified in the Seniors SEPP. • Bicycle parking is to be provided for employees of the development. 	<ul style="list-style-type: none"> • One access driveway is provided in the location identified in the Draft DCP. A Landscape buffer is provided between the driveway and the adjacent residential development. • On site car parking is provided in basement levels at the site required under the Seniors SEPP and in accordance with Council's DCP for commercial uses. • The development provides 65 bicycle parking spaces in accordance with Lane Cove Council requirements.



COMMUNITY INFORMATION

THE PUBLIC EXHIBITION OF THE DEVELOPMENT APPLICATION

The Development Application is on public exhibition between 3rd September 2020 and 15th October 2020.

The Public Exhibition of the Development Application comprises of the following documents:

- Development Application Plans including shadow diagrams
- Survey Plan
- Statement of Environmental Effects including statutory compliance tables and a Section 4.6 Request to vary the Height Controls
- Traffic and Parking Assessment
- Landscape Plans and Design Statement
- Flora and Fauna Assessment
- Arborist Report
- Geotechnical Report
- Acoustic Report
- Stormwater Drainage Plan and Strategy
- Waste Management Reports
- Remediation Action Plan
- BCA Report
- Section J Sustainability Report

WHERE CAN I VIEW THE EXHIBITION?

Local residents living in proximity to the site will have been notified by Lane Cove Council about the exhibition of the Development Application.

During the exhibition a copy of the Development Application Documentation can be viewed on the Council's website. To view the Development Application on the Council's website.

[Read More](#)

HOW DO I MAKE A PUBLIC SUBMISSION?

During the public exhibition period, any member of the public can make a written submission on the Development Application to Lane Cove Council. Details about how to make a submission are on the Council website.

PUBLIC SUBMISSIONS SHOULD NOT BE MADE TO URBAN CONCEPTS OR PATHWAYS RESIDENCES THEY MUST BE MADE TO LANE COVE COUNCIL.

HOW CAN I LEARN MORE ABOUT THIS PROJECT

Community attitudes are important to Pathways Residences and we want to ensure that the local community understands the Development Application documentation that is currently before Lane Cove Council. To assist with this aspect of the project we have engaged Urban Concepts, a consultancy that specialises in communications for town planning and development projects.

Urban Concepts has developed a range of initiatives to enable you to learn more about the project:

PHONE Urban Concepts on 1800 825 586 during business hours 9am-5pm Monday to Friday. If the phone is unattended please leave a message and we will return your call within 48 hours.
EMAIL info@pathwayslonguevilleconsultation.com

ATTEND our Community Webinar on Thursday 24th September 2020 from 6.30-8pm.

For More Information:

Name

Email

Comment

COMMUNITY INFORMATION WEBINAR

To assist the community to understand the Development Application documentation that is on public exhibition, Pathways Residences will host a community webinar on Thursday 24th September 2020 from 6.30-8pm. The Information Session is being held as a webinar event in accordance with COVID-19 social distancing restrictions. To view the recording of the webinar please click on the link below:

[Webinar](#)

Proposed Site: 274 AND 274a LONGUEVILLE ROAD
AND 4-18 NORTHWOOD ROAD, LANE COVE

URBAN CONCEPTS 1800 825 586

info@pathwayslonguevilleconsultation.com

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[HOME](#) [INTRODUCING PATHWAYS](#) [THE PROJECT](#) [THE APPROVAL PROCESS](#) [COMMUNITY INFORMATION](#) [DOWNLOADS](#) [CONTACT](#)



DOWNLOADS

LEGISLATION AND POLICY DOCUMENTS

[Seniors SEPP State Environmental Planning Policy 2004 \(Housing for Seniors and People Living with a Disability\)](#)
[Gazetted Lane Cove LEP 2009 Amendment](#)

NEWSLETTERS

[Newsletter 1 – September 2016](#)
[Newsletter 2 – February/March 2018](#)
[Newsletter 3 – September 2020](#)

Community Consultation Information Session September 2016

[PowerPoint Presentation](#)
[Final Record of Comments](#)

2020 Community Webinar

[Recording of Webinar 24th September 2020](#)
[Pathways Longueville Webinar Transcript](#)

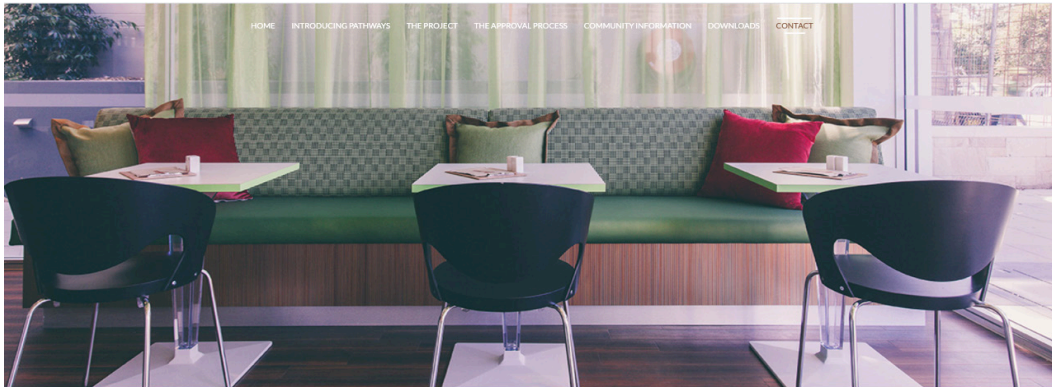
[Pathways Longueville Webinar Q&A Document](#)

[Pathways Longueville General Q&A Document](#)

Proposed Site: 274 AND 274a LONGUEVILLE ROAD AND 4-
18 NORTHWOOD ROAD, LANE COVE

URBAN CONCEPTS 1800 825 586

info@pathwayslonguevilleconsultation.com



CONTACT

To find out about this project or ask a question:

PHONE: 1800 825 586 during business hours (Monday to Friday 9am-5pm).
If our phone lines are unattended please leave your contact details and we undertake to return your call within 48 hours.

EMAIL: info@pathwayslonguevilleconsultation.com

ATTEND: [The Community Webinar](#)



PATHWAYS RESIDENCES LONGUEVILLE WAITING LIST

To register your details on the waiting list for the proposed
Pathways Longueville Residential Aged Care:

Name

Email

Feedback

SEND

Proposed Site: 274 AND 274a LONGUEVILLE ROAD
AND 4-18 NORTHWOOD ROAD, LANE COVE

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info@pathwayslonguevilleconsultation.com

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Appendix C

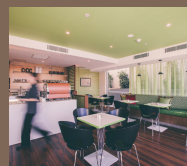
Community Newsletter and Stakeholder Letter

PATHWAYS RESIDENCES

LONGUEVILLE

Delivering Excellence In Aged Care And Community Wellbeing

*Pathways Residences reaches a major milestone
delivering residential aged care to the Lane Cove Community.*



This newsletter provides details about our Development Application and how you can participate in the forthcoming Community Webinar on Thursday 24th September 2020, 6.30-8pm.

IMPORTANT COMMUNITY INFORMATION NEWSLETTER 3. September 2020

PATHWAYS RESIDENCES REACHES A MAJOR MILESTONE

DELIVERING RESIDENTIAL
AGED CARE TO THE LANE
COVE COMMUNITY

Dear Neighbour and Interested Stakeholders

I am pleased to advise the Lane Cove Community that Pathways Residences (Pathways) lodged the Development Application (referred to as DA 113/2020) for our Residential Aged Care Facility (RACF) with associated medical and neighbourhood commercial uses with Lane Cove Council on the 28th August 2020.

The Development Application is on public exhibition between 3rd September and 15th October 2020. During this time, interested members of the community are invited to make a public submission to Lane Cove Council regarding our proposal. Details of where you can view exhibition are contained in this newsletter.



FIGURE 1: PROPOSED PATHWAYS RESIDENCES LONGUEVILLE, STREET VIEW LOOKING NORTH ALONG NORTHWOOD ROAD

Pathways has also been working with Lane Cove Council on a site specific Development Control Plan (DCP) which establishes urban design controls for the site. These have guided the architectural design of our project. The Draft DCP is referred to as the Proposed Development for Northwood Shops DCP and is being publicly exhibited concurrently with our Development Application.

I encourage you to review our Development Application documentation with the knowledge that we have sought to balance and accommodate the operational requirements of running a RACF with the community comments and concerns you expressed during our community consultation sessions in 2016 and 2018. We are confident our design solution will deliver a project that serves the existing and future needs of older Australians, respects local amenity and contributes positively to the social context of Northwood.



Graeme Skerrett
MANAGING DIRECTOR
Pathways Residences &
Pathways Property Group

This newsletter provides you with an overview of our Development Application, together with details of how you can participate in a Community Information Webinar that we are hosting on Thursday 24th September 2020 to explain the Development Application documentation while it is on exhibition. I look forward to hearing your views about our plans and welcome your continued interest in our project.

OVERVIEW OF OUR DEVELOPMENT APPLICATION:

1. SITE CONTEXT

The site comprises the properties at 274 and 274a Longueville Road and 4-18 Northwood Road, Lane Cove. The Development Application looks to consolidate the land parcels into one lot for the purposes of development. Refer Figure 2.

The site contains a telecommunications tower. Pathways is discussing the temporary relocation of the tower with the communications provider and this would be undertaken in accordance with the Telecommunications Act.

The Development Application provides for the placement of all powerlines at the Northwood and Longueville Road frontage to be placed underground to enhance the appearance of the new development.



FIGURE 2: THE SITE

2. PROJECT DESCRIPTION

The development that Pathways Residences would like to realise for their site is a 143 bed or 122 room multi-storey residential aged care facility (RACF) built over street level neighbourhood commercial premises that may include a pharmacy, hairdresser, beautician, cafe and restaurant. These uses will be the subject of separate development applications. Allied health services for rehabilitation and remediation including a hydrotherapy pool will be provided as part of the medical centre.

The medical centre and the neighbourhood premises will be open to the general public as well as residents of the RACF. Locating the RACF above a community precinct is important for achieving the social integration of the facility into the local community and contributes to its vibrancy through the pedestrian movements that it generates. Similarly, the incorporation of allied health services for doctors, dentists, podiatrists, and physiotherapists will reinforce the community wellbeing focus of the development.

A RACF refers to a specialised nursing home style of housing that caters for seniors who are typically over 85 years of age and who are no longer able to live independently or who suffer from the symptoms of dementia.



FIGURE 3: PROPOSED PATHWAYS RESIDENCES STREET VIEW LOOKING SOUTH ALONG LONGUEVILLE ROAD

3. URBAN DESIGN RESPONSE

- The building presents as 3 storeys at the Northwood and Longueville Road frontage. It is setback 2-3 metres at ground level to accommodate a new wider footpath that will be paved and interspersed with 7 street trees that will enhance the pedestrian experience and landscape setting.
- The front facade has been vertically modulated to emulate the fine grain of terrace shopfronts and to create a visually interesting building in the streetscape.
- The development uses the fall of land and presents as 5 storeys at the rear eastern boundary. The building has a generous setback off this rear boundary. This setback is landscaped with mass plantings to provide a transition to the adjoining Bushland Reserve and Land Cove Golf Course.
- The building is setback from the side boundaries and is curved at both the southern and northern corners to create visual interest for pedestrians and motorists.
- Three view corridors are incorporated at ground level. Two corridors also provide through site pedestrian access, and vary between 4.5 metres and 6 metres in width.
- The materials palette features a combination of glass balustrades, copper cladding, vertical blades, rendered walls, horizontal louvres, white rendered walls and zinc cladding. It applies a combination of natural and muted colours to complement the adjoining bushland and surrounding buildings.

4. LANDSCAPE RESPONSE

Landscaping is integral to the design and accounts for 28% of the site area. The design features:

- Landscaped side and rear boundary setbacks with deep soil planting to provide visual privacy and a green interface to neighbouring development.
- Large landscaped terraces at the rear where residents can sit and enjoy bushland and golf course views. A terrace is provided at ground level at the rear for outdoor dining associated with the proposed restaurant and café.
- A bushland regeneration area of 200 square metres to transition to the adjacent rear the Bushland Reserve.



5. ACCESS AND PARKING RESPONSE

The proposal includes basement car parking for 86 cars across 3 levels including:

- 51 commercial spaces
- 20 RACF staff spaces
- 15 RACF visitor spaces

Parking for 6 motorcycles and 65 bicycles is also provided in basement 2.

A loading bay is provided in the basement at Level 3 immediately adjoining the commercial and RACF waste rooms. All deliveries and waste removal will occur from within the basement.

A single two way driveway is provided to the basement levels off the

Northwood Road frontage. The driveway aligns with the southern boundary of the site to respond to safety concerns raised during the community consultation process and in accordance with advice from Transport for NSW. To facilitate the proposed driveway location the existing bus stop immediately outside the site will need to be relocated. This will be pursued in conjunction with Lane Cove Council through the Local Traffic Committee.

Traffic investigations have confirmed that future traffic generation associated with the development will not have a detrimental or noticeable impact on the local road network or the performance of intersections surrounding the site. The project can proceed without any upgrade to the existing road infrastructure.

6. DEVELOPMENT STATISTICS

The table compares the original Planning Proposal Concept Plan with the current Development Application.

DEVELOPMENT STATISTIC	PLANNING PROPOSAL CONCEPT PLAN 2016	CURRENT DEVELOPMENT APPLICATION
Bed Numbers	130 beds	143 beds in 122 Rooms. Couple rooms have been provided.
Floor Space Ratio	1.98:1	1.83:1
Height in Storeys: <ul style="list-style-type: none">• Northwood and Longueville Road Frontage• Rear Eastern boundary	<ul style="list-style-type: none">• 4 storeys• 6 storeys	<ul style="list-style-type: none">• 3 storeys• 5 storeys
RL Height	RL 70.750	RL66.25 (with RL68.65 to top of stair over run).
Basement Car Parking Spaces	46 spaces	86 spaces

7. PLANNING FRAMEWORK

The Statement of Environmental Effects that forms part of the Development Application documentation incorporates a thorough assessment of the proposal against the relevant Statutory Environmental Planning Instruments, Council Plans and Policies. These include:

- State Environmental Planning Policy No 19 - Bushland in Urban Areas;
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;
- State Environmental Planning Policy No. 55 - Remediation of Land;
- State Environmental Planning Policy (Housing for Seniors and people with a disability) 2004 (Seniors SEPP);
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (State and Regional Development) 2011;
- Sydney Regional Environmental Planning Policy (Sydney Harbour Catchment) 2005;
- Lane Cove Local Environmental Plan 2009 (Lane Cove LEP 2009);
- Lane Cove Development Control Plan 2010; and
- Draft Northwood Shops Development Control Plan currently being publicly exhibited by Lane Cove Council between 3rd September 2020 and 15th October 2020.

HOW CAN I LEARN MORE ABOUT THIS PROJECT

Community attitudes are important to Pathways and we want to ensure that the local community understands the Development Application documentation that is currently before Lane Cove Council. To assist with this aspect of the project we have engaged Urban Concepts, a consultancy that specialises in communications for town planning and development projects.

Urban Concepts has developed a range of initiatives to enable you to learn more about the project:

- VISIT** The project website at www.pathwayslonguevilleconsultation.com
- PHONE** Urban Concepts on 1800 825 586 during business hours 9am-5pm Monday to Friday. If the telephone is unattended please leave a message and we will return your call within 48 hours.
- EMAIL** info@pathwayslonguevilleconsultation.com
- ATTEND** The Community Information Webinar on Thursday 24th September 2020 from 6.30-8pm.

PATHWAYS RESIDENCES COMMUNITY INFORMATION WEBINAR

To assist the community to understand the Development Application documentation that is on public exhibition, Pathways will host a Community Information Webinar on Thursday 24th September 2020 from 6.30-8pm. The Information Session is being held as a webinar event in accordance with COVID-19 social distancing restrictions. A recording of the webinar will be placed on the website on the download page so that you can listen to the event at your convenience if you are unable to join us on the day.

You will need to register to be able to participate in the Webinar. To register:

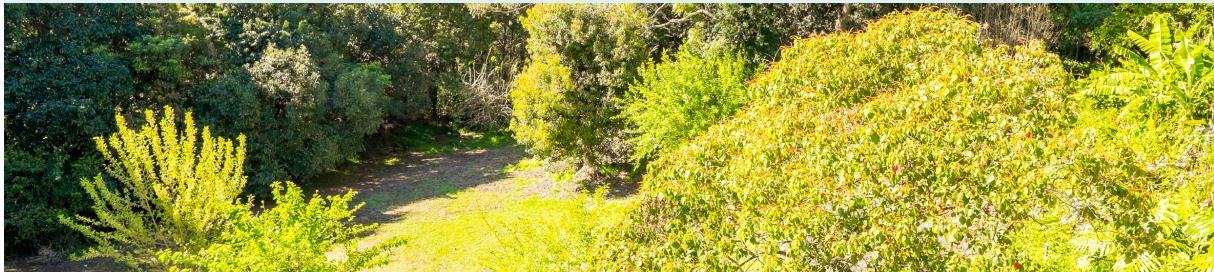
- VISIT:** The project website www.pathwayslonguevilleconsultation.com
- URL LINK:** Type the following URL into your internet browser: www.tiny.cc/pathwayswebinar
- PHONE:** Urban Concepts during business hours (9am-5pm) on 1800 825 586 Monday to Friday and we will register you. If the phone line is unattended please leave a message and we will return your call within 48 hours.

HOW DO I FIND OUT ABOUT THE DEVELOPMENT APPLICATION

LANE COVE COUNCIL PUBLIC EXHIBITION OF THE DEVELOPMENT APPLICATION

The Development Application is on public exhibition between 3rd September 2020 and 15th October 2020. During the exhibition a copy of the Development Application and all the relevant documents, can be viewed on the Council's website. The Public Exhibition of the Development Application comprises of the following documents:

- Development Application Plans including shadow diagrams
- Survey Plan
- Statement of Environmental Effects including statutory compliance tables and a Section 4.6 request to vary the height controls
- Traffic and Parking Assessment
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- Arborist Report
- Geotechnical Report
- Acoustic Report
- Stormwater Drainage Plan and Strategy
- Waste Management Reports
- Remediation Action Plan
- BCA Report
- Section J Sustainability Report



Disclaimer: The information and text presented in this newsletter has been prepared by Urban Concepts in conjunction with and has been approved by Pathways Residences ABN 96 093 017 399. Urban Concepts is the trading name for Ambaska Holdings Pty Ltd ABN 96 074 171 065 Director Belinda Barnett, Suite 1A Gunshot Alley, Suakin Drive, Mosman NSW 2088.

PATHWAYS RESIDENCES

LONGUEVILLE

Delivering Excellence In Aged Care And Community Wellbeing

Monday 21st September 2020

Address Block

Dear (Name)

PATHWAYS RESIDENCES REACHES A MAJOR MILESTONE DELIVERING RESIDENTIAL AGED CARE TO THE LANE COVE COMMUNITY

I am writing to advise you that Pathways Residences (Pathways) lodged the Development Application (referred to as DA 113/2020) for our proposed Residential Aged Care Facility (RACF) with associated neighbourhood commercial premises and medical centre with Lane Cove Council on the 28th August 2020. The Development Application is on public exhibition between the 3rd September 2020 and the 15th October 2020.

Pathways Residences is a boutique organisation that provides excellence in care, accommodation and services for older Australians who are no longer able to live independently within our community. In 2016 we acquired the properties at 4-18 Northwood Road and 274 and 274A Longueville Road, Lane Cove so that we could bring our residential aged care and wellness model to the Lane Cove Community.

As you will be aware, Pathways progressed a Planning Proposal (PP) for this project in 2016 to make residential aged care a permissible use on the site. The PP was supported by the Sydney North Planning Panel on the 2nd May 2017 and a Gateway Determination was issued by the Department of Planning, Industry and Environment on the 26th September 2017.

The amendment to the Lane Cove LEP 2009 was gazetted on the 20th May 2020 as part of Tranche One of the NSW Government's Planning System Acceleration Program. The amendment introduced a site specific clause with the following development controls:

- Land Use Zone- B4 Mixed Use;
- Maximum Floor Space Ratio (FSR) - 1.85:1;
- Minimum Non Residential FSR - 0.35:1; and
- Maximum Building Height - RL 66.25.

The Development Application currently on exhibition seeks consent for a 143 bed or 122 room multi-storey RACF built over street level neighbourhood business premises that may include a pharmacy, beautician, hairdresser, café and restaurant. These uses will be the subject of separate development applications. Allied health services for rehabilitation and remediation including a hydrotherapy pool will be provided in a medical centre at basement level. The medical centre and neighbourhood premises will be open to the general public.

The attached newsletter provides further information about our proposed development and includes details about how you can participate in a community webinar that we will be hosting on Thursday 24th September 2020 from 6.30-8pm to explain the Development Application currently on exhibition. If you are unable to join us for the webinar we will upload a recording of the event onto the project website so that you can listen at your convenience. The project website address is www.pathwayslonguevilleconsultation.com

Pathways Residences
PO Box 502 St Leonards NSW 1590
t 02 8437 1700 f 9437 3800 e enquiries@pathways.com.au w pathways.com.au
ACN 079 475 362 ABN 83 079 475 362

PATHWAYS RESIDENCES

LONGUEVILLE

Delivering Excellence In Aged Care And Community Wellbeing

Alternatively, if you would like to organise a briefing session for yourself or organisation to learn more about the Development Application and the Pathways Care Model I ask that you liaise directly with Belinda Barnett, Managing Director, Urban Concepts to arrange a convenient time. Pathways Residences has engaged Belinda to facilitate our community consultation process. Please phone Belinda on (02) 9964 9655 during business hours or email belinda@urbanconcepts.net.au

I look forward to hearing your comments about our proposed development. On behalf of Pathways, I thank you for your continued interest in our project.

Yours faithfully

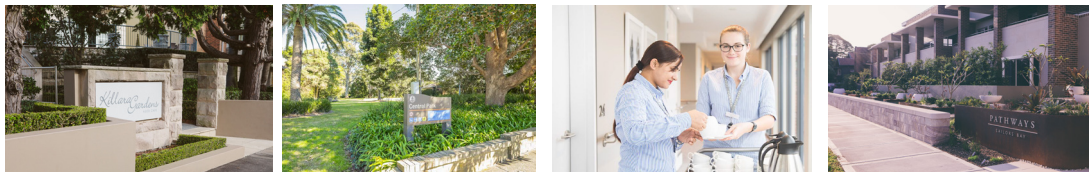


Graeme Skerritt
Managing Director, Pathways Property Group

Pathways Residences
PO Box 502 St Leonards NSW 1590
t 02 8437 1700 f 9437 3800 e enquiries@pathways.com.au w pathways.com.au
ACN 079 475 362 ABN 83 079 475 362

Appendix D

Community Information Webinar PowerPoint Presentation and Transcript



Community Information Webinar to Explain the Pathways Longueville Development Application

Thursday 24th September 2020

6:30pm – 8pm

PATHWAYS

RESIDENCES

Agenda

Part 1 (allow 60 minutes)

- **Introduction:**

Belinda Barnett, Managing Director, Urban Concepts

- **Project Presentation:**

1. The Project Brief, Pathways Residences

Graeme Skerritt, Managing Director, Pathways Residences

2. The Design Approach and Explanation of Architectural Plans

Markam Ralph, Director, Morrison Design Partnership

3. Explanation of Traffic and Parking Investigations

Matthew McCarthy, Senior Traffic Engineer, McLaren Traffic

4. Statutory Planning Framework

Juliet Grant, Executive Director & General Manager, City Plan

Part 2 (allow 30 minutes)

- Facilitated Question and Answer

PATHWAYS

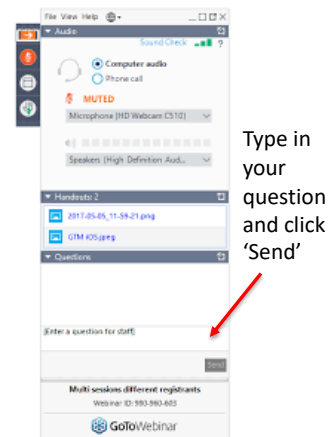
RESIDENCES



Question and Answer

- To answer a question please:
 1. Click the orange arrow on the right hand of the screen
 2. Click the question box
 3. Type in your question and click 'Send'

PATHWAYS
RESIDENCES



Type in your question and click 'Send'

Introducing the Site

- The site is located at 4-18 Northwood Road and 274-274A Longueville Road, Lane Cove.
- The DA proposes all parcels are consolidated into one parcel.
- All properties have been acquired by the Applicant.
- The telecommunication facility will be relocated. Pathways in discussion with the carriers.
- All powerlines will be placed underground.



Current Status of the Project

- The Development Application was lodged with Lane Cove Council on 28th August 2020. Specifically the DA seeks consent for:
 - a. A 143 bed (122 room) Residential Aged Care Facility (RACF) with ground floor commercial premises (that may include a pharmacy, hairdresser, beautician and a café or restaurant) and allied health uses with a hydrotherapy pool;
 - b. Basement parking for 86 vehicles plus motorcycle and bicycle parking;
 - c. Demolition of the existing buildings on the site;
 - d. Tree removal; and
 - e. Construction of retaining walls, landscaping and public domain improvements.
- Lane Cove Council placed the DA on public exhibition between 3rd September 2020 and 15th October 2020.
- Lane Cove Council will assess the DA and it will be determined by the Sydney North Planning Panel.
- Any member wanting to make a submission on the DA must make this directly to Lane Cove Council.

PATHWAYS

RESIDENCES

The Purpose of this Session

- Information session to explain the Development Application Documentation currently on public exhibition at Lane Cove Council.
- Explain why the Development has been designed in the way that it has been.
- To address community concerns that have been raised in our previous consultation sessions.
- To answer any questions you have about the Application.
- To assist you to make an informed submission about the Application.
- To maintain a positive dialogue that can stay in place through the DA process and pending approval the construction process.

PATHWAYS

RESIDENCES

Community Consultation Initiatives

- Phase 1 and 2 Consultation held in 2016 and 2018 to inform the Planning Proposal.
- Phase 3 Consultation is being held to explain the Development Application documents on exhibition.
 - Major upgrade of the website.
 - The production of a video that explains how Pathways designs and operates their aged care facilities.
 - Distribution of 2,500 newsletters.
 - This webinar followed by a Q&A document that will be uploaded onto the project website.
 - Consultation Outcomes Report to Lane Cove Council.

PATHWAYS

RESIDENCES

What you told us in 2018

- Traffic Management Concerns:
 - The potential for a new local rat run using Arabella Street, Woodford Street and Kenneth Street given no right-hand turn into and out of the site.
 - Former site access arrangement too close to the signalised intersection.
 - Would the signalised intersection cope with additional traffic from the Development and the potential for peak hour back up.
- Parking Concerns:
 - There was not enough parking provided to cater for the Development, noting 46 spaces were originally provided.
 - The 26 spaces allocated for staff and visitor RACF parking was considered inadequate.

PATHWAYS

RESIDENCES

What you told us in 2018

- Public Transport Concerns:
 - Relying on public transport for staff members journey to work would not be viable as weekend services are erratic and services would not coincide with shift turnovers.
- Building Form and Height Concerns:
 - Some residents felt 4 storeys at the Northwood Road frontage was out of character with the centre.
 - The proposed RL heights were to the underside of the ceiling and not the roof line.

PATHWAYS

RESIDENCES

What you told us in 2018

- Statutory Planning Comments:
 - Would the Floor Space Ratio and Height Controls in the vertical village's component of the Seniors Living SEPP apply.
- State Environmental Planning Policy No.19 Urban Bushland Concerns
 - Has the SEPP been addressed given the Development adjoins a Bushland Reserve at its northern boundary.

PATHWAYS

RESIDENCES

Guidelines

- The webinar will be 90 minutes in duration.
- All questions are to be submitted in writing through the question box.
- You can submit a question during the presentation, but we will only be answering questions in Part 2.
- If we do not get through all questions, we will prepare responses and circulate these to participants, as well as incorporating them into a Q & A document which we will place on the website.
- We will group questions for responses where appropriate.
- Please respect the views of others even if you do not always agree.
- A recording and a transcript of the webinar will be placed on the downloads page of the website.
- This is an information session to explain the Development Application. Participating in the event does not remove your statutory right to make a submission to Council about the project.
- There is a short exit survey that we ask you to take when you leave the webinar.

PATHWAYS

RESIDENCES



The Project Brief, Pathways Residences

- Graeme Skerritt
Managing Director, Pathways Residences

PATHWAYS

RESIDENCES

Pathways Residences Our Charter

Harmony,
Respect
&
Trust

PATHWAYS

RESIDENCES

Introducing Pathways Residences

- Boutique approach to aged care
- We are very proud to own and operate:
 - Pathways Killara Gardens
 - Pathways Sailors Bay
 - Pathways Cronulla Seaside
 - Pathways Cronulla Pines
 - Pathways Ashley House Chatswood
- Our vision is to create beautiful architectural spaces that are designed and built solely for our residents care, comfort and enjoyment

PATHWAYS

RESIDENCES

Our Care Model

1. Emotional Support

- Mental wellbeing is paramount
- Every interaction is meaningful
- Understanding the true essences of personhood
- Having a purpose
- Socialisation & belonging
- Respect & self esteem

2. Innovative Programs

- Hope U Care Innovative Care Model
- Acronym:
 - Holistic
 - Open Mindedness
 - Personhood
 - Empathy, Emotion & Environment
 - Understanding

PATHWAYS

RESIDENCES

Pathways Residences Our Care Model

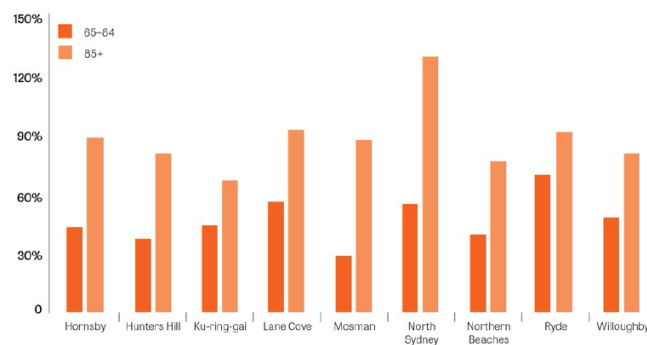
- The Pathways approach to aged care focuses on enriching the livelihood of older Australians by recognising the unique place they occupy within our community.
- Our care model has been acknowledged by the Australian Care Quality Agency through their better practice awards.
- Our model balances best practice in architectural and landscape design with award winning community wellbeing and residential care practices.
- We cater for residents who are no longer able to live independently and for residents with symptoms of dementia who require support in managing their everyday life.
- Co-locating within neighborhood businesses is part of our model = social activation and social interaction for our residents.
- The average age of a Pathways resident is 88 years of age.
- Our residents do not drive and cannot keep a vehicle at our RACF's.
- All meals and laundry are undertaken on site.
- 24-hour care provided across 3 shifts:
 - 7am to 2pm
 - 2pm to 10pm
 - 10pm to 7am
- Each resident occupies their own room. We do provide couple rooms.
- Under Federal Government Law we must have a bed licence for every bed we provide.

PATHWAYS

RESIDENCES

Meeting the Demand for Aged Care

- We have an ageing population.
- Northern District Plan released by the Greater Sydney Commission in October 2017 identifies an 85% increase in people aged 85+ in the Lane Cove Area.



Source: NSW Department of Planning and Environment, 2016 New South Wales State and Local Government Area Household Projections and Implied Dwelling Requirements 2016 to 2036, NSW Government, Sydney.

The Project Brief

- To deliver a 120-125 room RACF in the heart of a neighborhood local centre.
- To design the RACF around a ground level neighbourhood precinct that accommodates neighbourhood businesses that will generate visitors and social activation experiences for our residents.
- To deliver a development that is integrated with the local community and contributes to the architectural wealth of the locality.
- To provide a wellness precinct offering allied health services and a hydrotherapy pool.
- To deliver a luxurious care environment.

PATHWAYS

RESIDENCES



- Markam Ralph
Director, Morrison Design Partnership

RESIDENCES

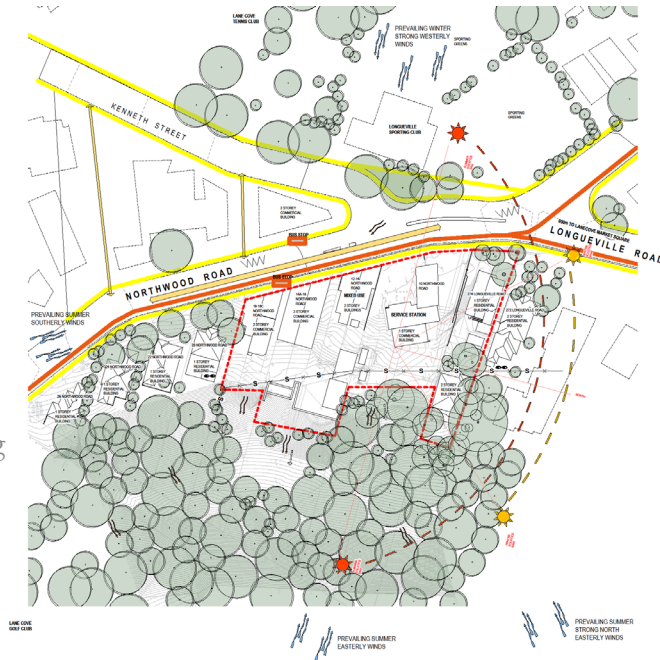
FIGURE 10 Solar path and solar radiation analysis for the proposed site

The figure consists of four sub-diagrams illustrating the solar path and solar radiation analysis for the proposed site.

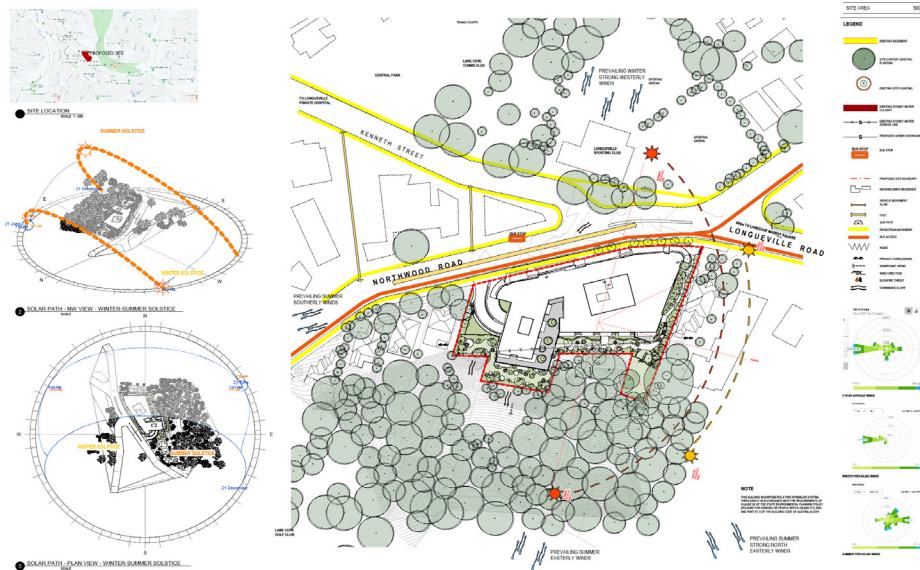
- Top Left:** A map showing the site location within a larger urban context. The site is marked with a red dot and labeled "PROPOSED SITE".
- Top Right:** A circular diagram showing the solar path for winter and summer solstices. The diagram includes a legend for "SITE AREA", "SOLAR PATH", and "SOLAR RADIATION ANALYSIS". The solar path is shown as a dashed line, and the solar radiation analysis is shown as a shaded area.
- Bottom Left:** A circular diagram showing the solar path for winter and summer solstices. The diagram includes a legend for "SITE AREA", "SOLAR PATH", and "SOLAR RADIATION ANALYSIS". The solar path is shown as a dashed line, and the solar radiation analysis is shown as a shaded area.
- Bottom Right:** A detailed site plan showing the solar path and solar radiation analysis for the proposed site. The site plan includes a legend for "SITE AREA", "SOLAR PATH", and "SOLAR RADIATION ANALYSIS". The solar path is shown as a dashed line, and the solar radiation analysis is shown as a shaded area. The site plan also includes a note about the solar radiation analysis.

Existing Site

- Amalgamation of 5 existing sites
- Site falls to the East from the street
- Adjoining bushland reserve
- Adjoining multi unit residential to the North
- Adjoining single dwelling to the South

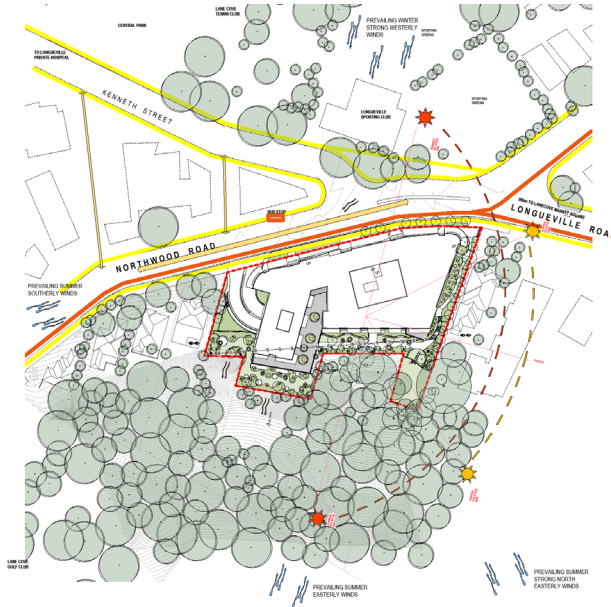


Proposed Site Context Analysis

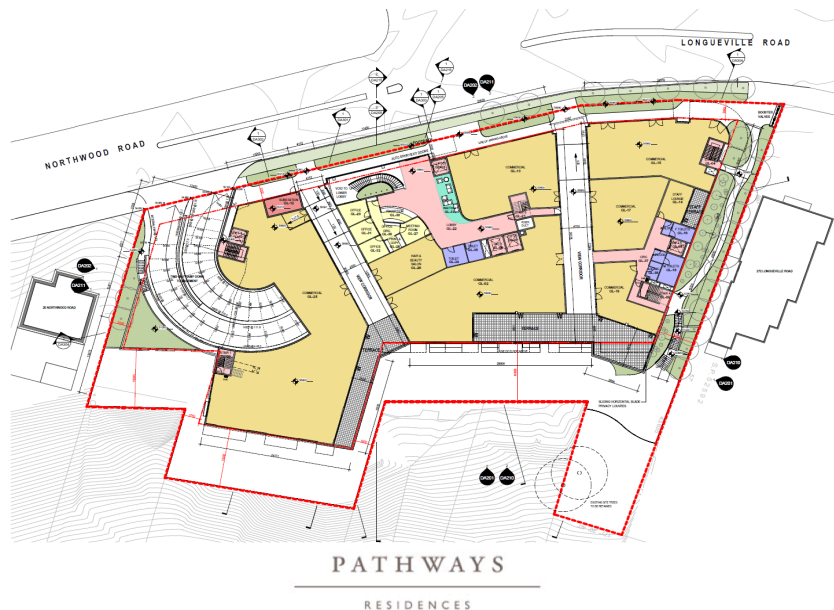


Proposed Site

- Site Setback from boundaries
- Left in Left out driveway access



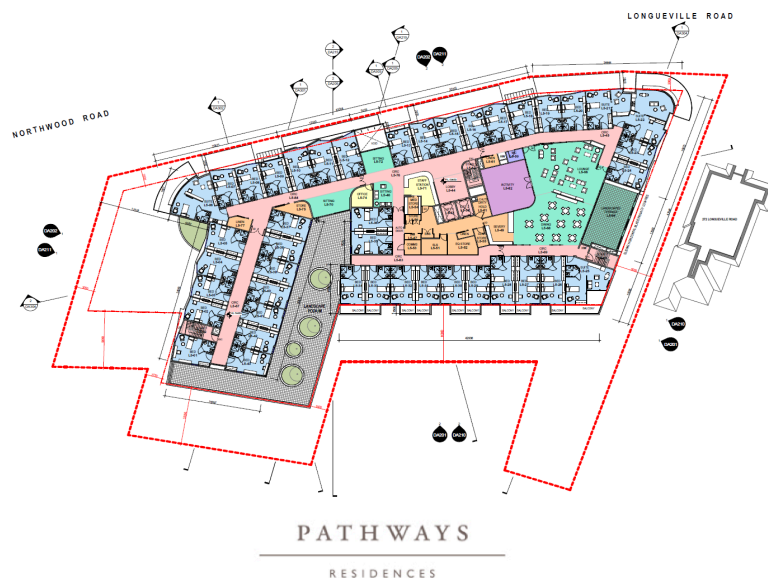
Ground Floor Plan



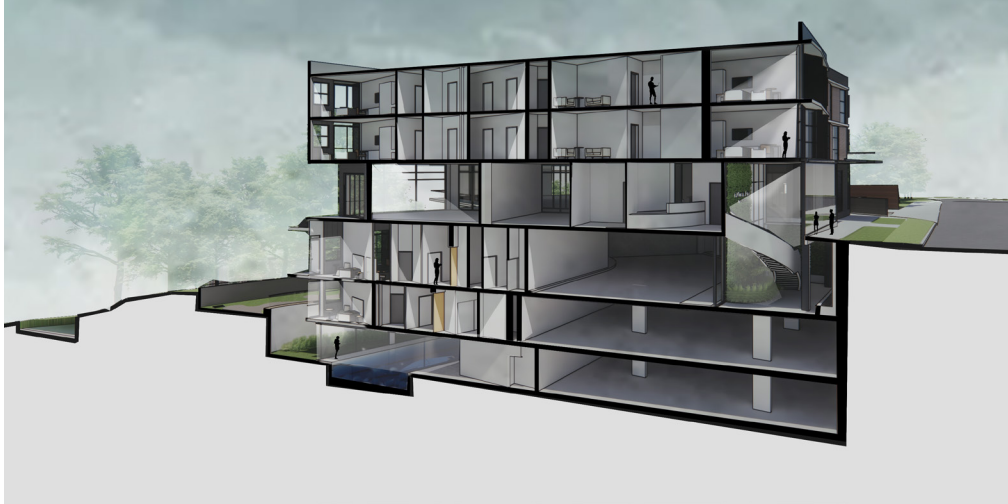
Level 2 Floor Plan



Level 5 Floor Plan



Rendered Section



PATHWAYS

RESIDENCES

Photomontage



LONGUEVILLE RD – LOOKING SOUTH

- Façade modulation
- Quality materials
- Roof mounted structures not visible

Photomontage



LONGUEVILLE RD – LOOKING SOUTH

PATHWAYS

RESIDENCES

Photomontage



- NORTHWOOD RD – LOOKING NORTH
- LEFT IN LEFT OUT DRIVEWAY IN FOREGROUND

PATHWAYS

RESIDENCES

3D SET BACKS



- NORTH WEST 3D VIEW DEMONSTRATING LONGUEVILLE RD 3m SETBACK FROM LINE OF EXISTING BUILDINGS (SHOWN DASHED RED)

PATHWAYS

RESIDENCES

3D SET BACKS



- SOUTH WEST 3D VIEW DEMONSTRATING LONGUEVILLE RD 3m SETBACK FROM LINE OF EXISTING BUILDINGS (SHOWN DASHED RED)

PATHWAYS

RESIDENCES

3D SET BACKS

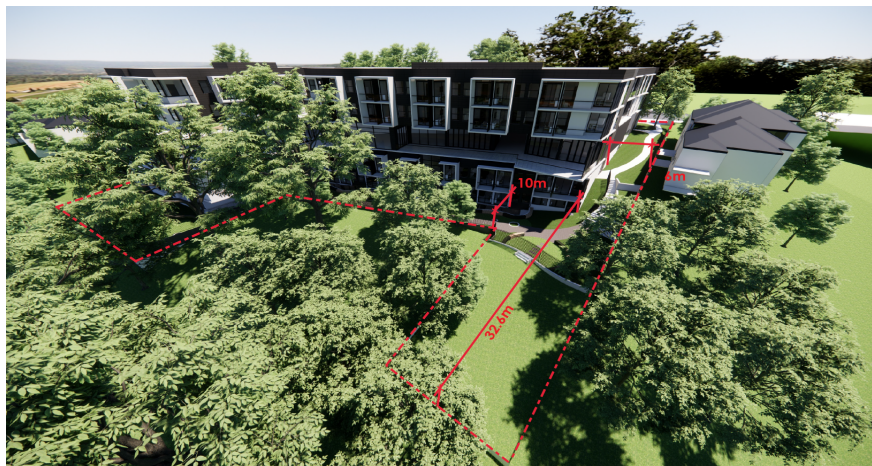


- SOUTH EAST 3D VIEW DEMONSTRATING 10m SETBACK FROM LINE OF THE REAR SITE BOUNDARIES (SHOWN DASHED RED)

PATHWAYS

RESIDENCES

3D SET BACKS



- NORTH EAST 3D VIEW DEMONSTRATING 6, 10 & 32.6m SETBACK FROM LINE OF THE REAR SITE BOUNDARIES (SHOWN DASHED RED)
- BUSHLAND REGENERATION ONCE HOUSE IS DEMOLISHED
- BUSHLAND REGENERATION NOT SHOWN FOR CLARITY

View Corridors

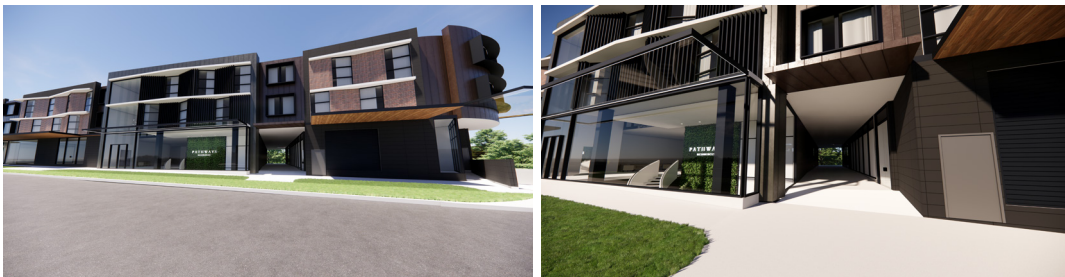


- NORTHERN VIEW CORRIDOR.
- (LEFT) VIEW CORRIDOR FROM ACROSS LONGUEVILLE RD
- (RIGHT) VIEW CORRIDOR FROM FOOT PATH

PATHWAYS

RESIDENCES

View Corridors



- SOUTHERN VIEW CORRIDOR.
- (LEFT) VIEW CORRIDOR FROM ACROSS FROM NORTHWOOD RD
- (RIGHT) VIEW CORRIDOR FROM FOOT PATH

PATHWAYS

RESIDENCES

Before and After Render Looking Down Northwood Road



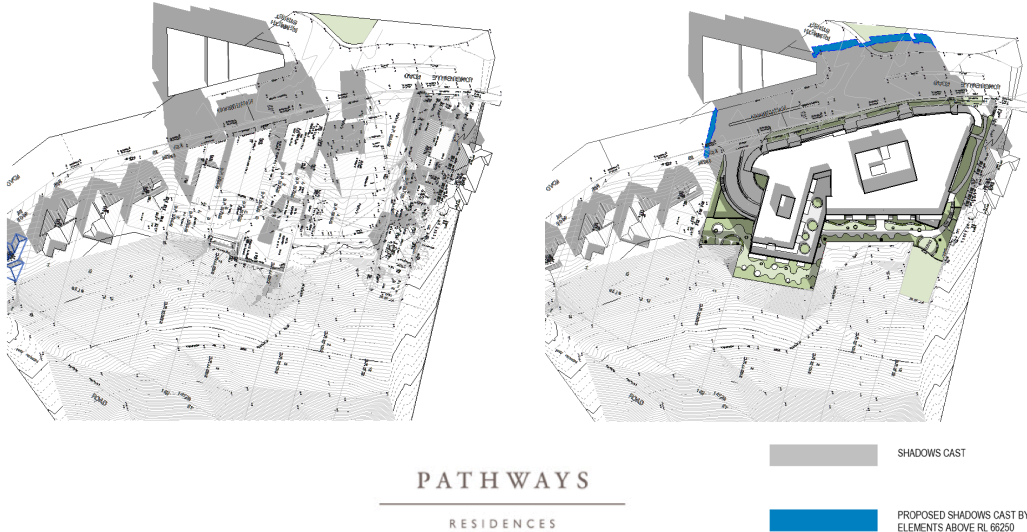
Privacy – North Side



LOUVRED SCREENS TO TERRACE
AREAS

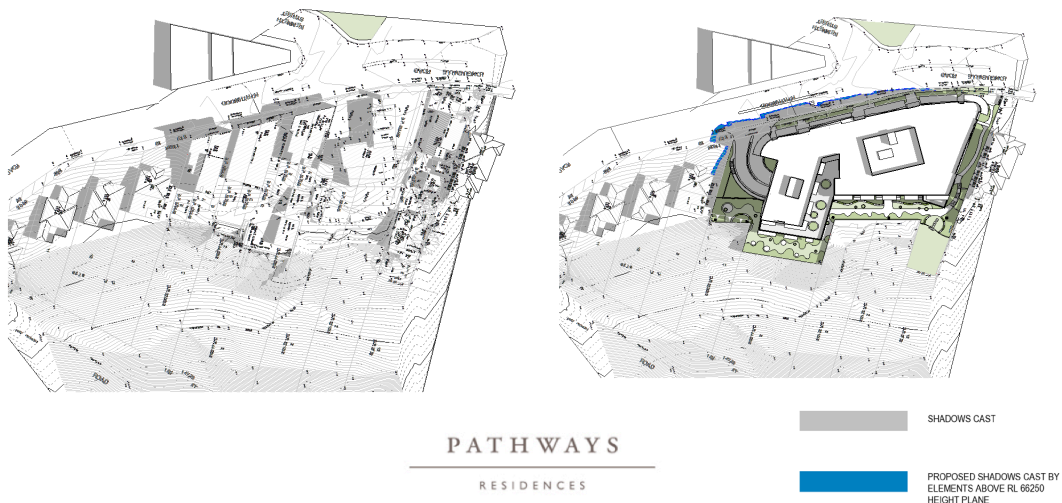
Shadow Diagrams - 9am 22nd June

- EXISTING
- PROPOSED



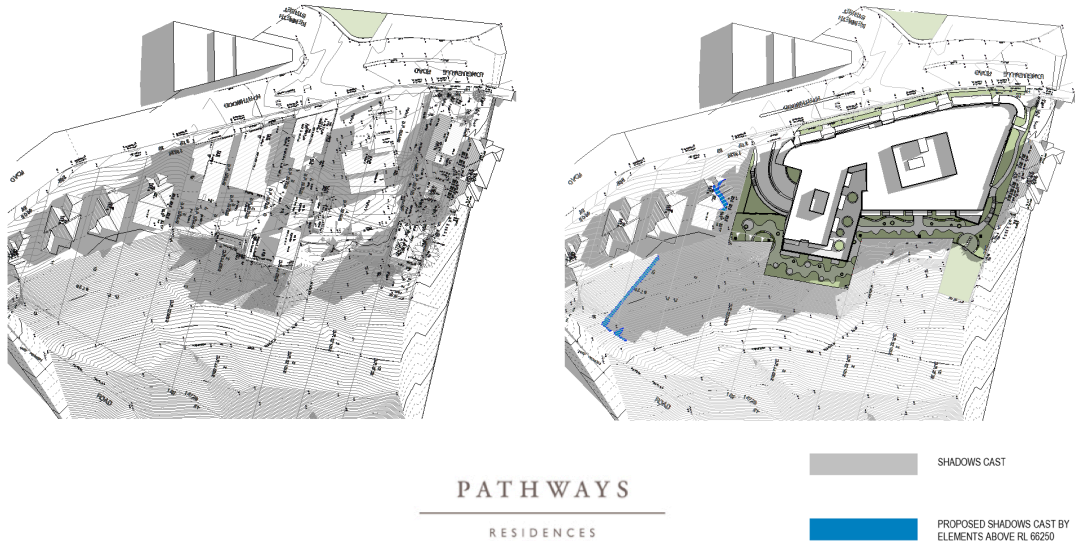
Shadow Diagrams – 12pm 22nd June

- EXISTING
- PROPOSED



Shadow Diagrams – 3pm 22nd June

- EXISTING
- PROPOSED



Explanation of Traffic and Parking Investigations

- Matthew McCarthy
Senior Traffic Engineer, McLaren Traffic

PATHWAYS
RESIDENCES

Existing Accesses



LEGEND

- ★ Compliant driveways
- ★ Non-compliant driveways



PATHWAYS

RESIDENCES

Proposed Accesses

(Recommended by RMS)



Left in / Left out

PATHWAYS

RESIDENCES

Parking

- The provision of parking is based upon the following control documents:
 - Lane Cove Council Development Control Plan 2010 – Part R – Traffic, Transport and Parking
 - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- The proposal provides 86 car parking spaces, satisfying both Council's car parking requirements and the SEPP parking requirements. All car parking, loading / unloading facilities are provided within a basement car park.
- Commercial Car Parking 51
- Aged Car Facility - 35
- The car parking has been allocated as per the following:
 - 10 residential aged car visitor car parking spaces on Level 3;
 - 32 Commercial and residential aged car visitor car parking spaces on Level 2;
 - 44 Commercial staff and residential aged car staff car parking spaces on Level 1.

PATHWAYS

RESIDENCES

Traffic Impact Study Methodology (RMS Guidelines)

- Updated traffic counts (AM + PM) at critical intersections July 2020 assessed against October 2017 Traffic Volumes
 - Northwood Road / River Road
 - Kenneth Street / Longueville Road
 - River Road West / Longueville Road
- Assess existing traffic conditions
 - Intersection Performance
- Determine development traffic generation (RMS Guide)
 - Housing for Seniors - 0.2 trips / hour / dwelling
 - Commercial (Shops) – 5.6 trips per 100m2 GLFA
- Assess development impacts:
 - Access Arrangements
 - Traffic Assignment
 - Intersection Performances

PATHWAYS

RESIDENCES

Traffic Generation

Scenario	Peak Period	Trips	Trip Distribution
Existing ⁽¹⁾	AM	- 80	- 38 in, - 42 out
	PM	- 98	- 47 in, - 51 out
Future	AM	+ 68	+ 26 in, + 42 out
	PM	+ 111	+ 63 in, + 48 out
NET CHANGE	AM	- 12	-12 in, 0 out
	PM	+ 13	+16 in, - 3 out

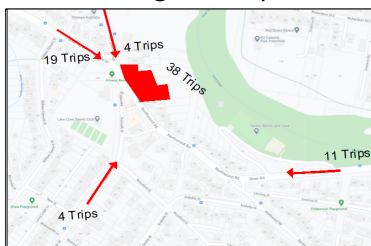
Note: Passing trade traffic generation associated with the service station remains within the network as through-bound traffic

PATHWAYS

RESIDENCES

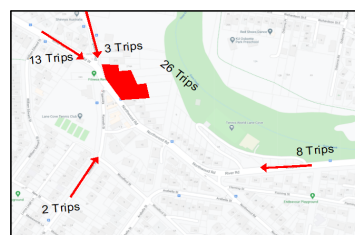
AM Peak Hour Traffic Generation

Existing Development



Inbound (AM Peak)

Proposed Development



Outbound (AM Peak)

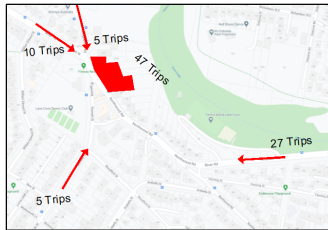


PATHWAYS

RESIDENCES

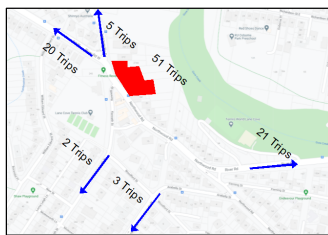
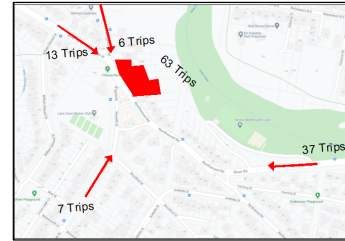
PM Peak Hour Traffic Generation

Existing Development

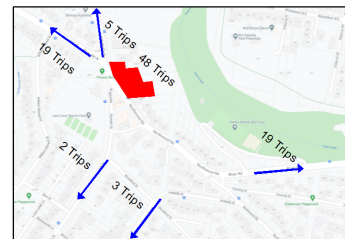


Inbound (PM Peak)

Proposed Development



Outbound (PM Peak)



PATHWAYS

RESIDENCES

Impacts on Assessed Intersections

Intersection	Control Type	Scenario	Peak Period	Level of Service
Longueville Road / Northwood Road / River Road West	Signals	Existing	AM	B
			PM	A
		Future	AM	B
			PM	B
Kenneth Street / Northwood Road	Signals	Existing	AM	A
			PM	B
		Future	AM	A
			PM	B
River Road / Northwood Road	Give Way	Existing	AM	A (Worst F)
			PM	A (Worst F)
		Future	AM	A (Worst F)
			PM	A (Worst F)

Note: Existing traffic was not removed in future assessed scenario

PATHWAYS

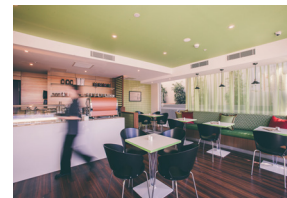
RESIDENCES

Summary of Traffic & Parking

- Reduction of five (5) driveways down to a single driveway restricted to left in / left out
- Proposed driveway location recommended by RMS
- Parking meets the car parking requirements when assessed against Council's DCP and the compliant with the Council DCP and State Environmental Planning Policy (Housing for Seniors)
- The traffic generation of the proposed development is similar to the existing traffic generation of the as built sites.
- There are no adverse traffic impacts as a result of the proposal

PATHWAYS

RESIDENCES



Statutory Planning Framework

- Juliet Grant
Executive Director & General Manager, City Plan

PATHWAYS

RESIDENCES

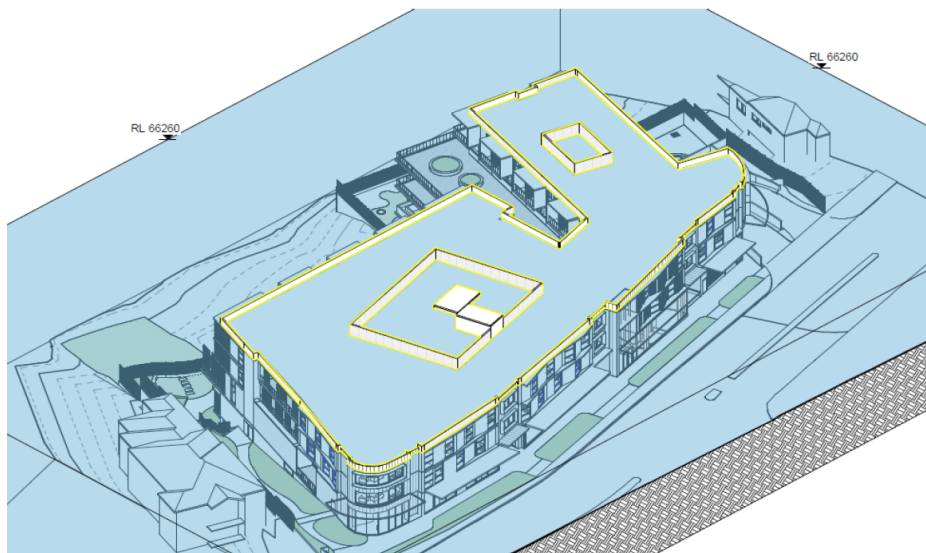
Lane Cove Local Environmental Plan

Clause 6.9

Provision	Permissible	Proposed
Zone	B4 Mixed Use	Seniors housing, commercial (business, office and retail) premises, medical centres
Height	RL 66.25	RL66.25 uppermost ceiling RL 67.25 parapet RL 68.65 stair overrun
Total FSR (maximum)	1.85:1	1.83:1
Commercial - Medical FSR (minimum)	0.35:1	0.41:1 Separate DAs for use and fit out

PATHWAYS

RESIDENCES



PATHWAYS

RESIDENCES

Draft Development Control Plan

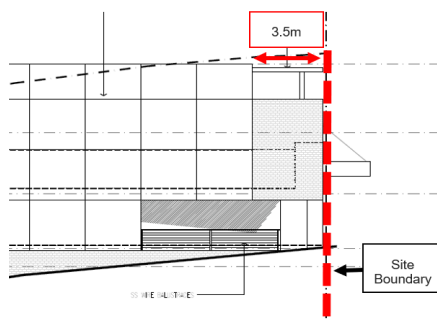
- Site planning
- Indicative building form
- Setbacks
- Through site links and view corridors
- Active frontages



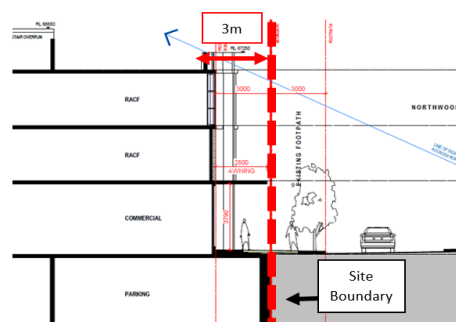
PATHWAYS

RESIDENCES

Setback options



Previously Approved Development
at 16 Northwood Road



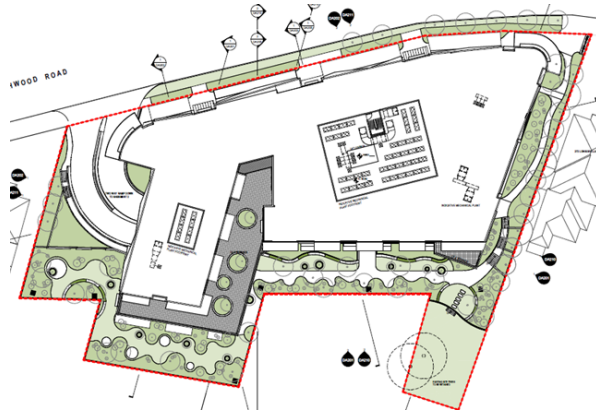
Proposed Development

PATHWAYS

RESIDENCES

Draft Development Control Plan

- Building Façade
- Open space and landscape areas
- Transport and parking
- Solar access
- Bushland protection



PATHWAYS

RESIDENCES

Community benefits

- Site remediation
- Under-grounding of the power lines
- Improved public domain on Northwood Road; street front activation; and reduced pedestrian and vehicular conflict
- New bushland regeneration area
- New view corridors and through-site links
- Public access to new health and wellness facilities
- Much needed high quality accommodation for our oldest community members

PATHWAYS

RESIDENCES

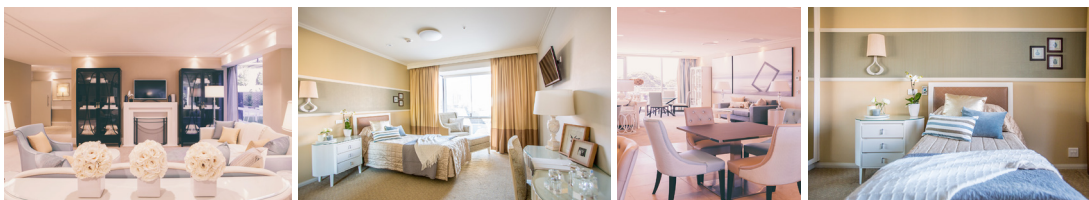


Question and Answer: If you are watching the recorded webinar on the project website

- If you have any queries regarding the Development Application please email:
info@pathwayslonguevilleconsultation.com

PATHWAYS

RESIDENCES

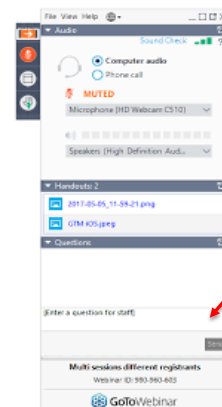


Question and Answer

- To answer a question please:
 - Click the orange arrow on the right hand of the screen
 - Click the question box
 - Type in your question and click 'Send'
- Facilitated by Belinda Barnett, Managing Director, Urban Concepts

PATHWAYS

RESIDENCES



Type in your question and click 'Send'



Exit Survey

- Once we end the webinar you will be redirected to a short exit survey on your internet browser
- We would greatly appreciate it if you could please spend 5 minutes completing the survey

PATHWAYS

RESIDENCES



PATHWAYS LONGUEVILLE COMMUNITY INFORMATION WEBINAR

TRANSCRIPT

Thursday 24th September at 6:30pm-8pm

0:15 - Belinda Barnett, Managing Director, Urban Concepts

Welcome to the Pathways Longueville Community Information Webinar.

On behalf of Pathways Property Group and Pathways Residences, I would like to welcome you to our Community Information Webinar to present the Development Application that is referred to as DA113/2020 which seeks development consent for a residential aged care facility with associated neighbourhood business and allied health uses to be developed on the site at 4-18 Northwood Road and 274 and 274A Longueville Road, Lane Cove.

My name is Belinda Barnett and I am the Managing Director of Urban Concepts. Urban Concepts is a town planning and communications consultancy and we specialise in running community consultation for development and town planning projects.

My company has been engaged by Pathways to implement a consultation process to explain the Development Application documentation while it is on exhibition. This consultation follows on from the work that we did in 2016 and 2018 to explain the Planning Proposal that was advanced for the site.

Today, my role is to be the host or facilitator of this webinar. Put simply what that means is:

- To ensure that we get through the information that we would like to present to you, in the time that we have set aside
- To provide you with the opportunity to ask questions.
- To ensure that our panellists address questions.
- To incorporate your comments into a Consultation Outcomes Report that we will prepare to Lane Cove Council that summarises the outcomes arising from the consultation process we are running.

I would like to inform you that this webinar is being recorded, and that the recording together with a transcript of the webinar will be placed onto the project website.

I would like to start by introducing our panellists who will be presenting to you today. We are joined by:

- Graeme Skerritt, Graeme is the Managing Director of Pathways Property Group and Pathways Residences, who is the Applicant for this project.
- Markam Ralph, Markam is the Director of Morison Design Partnership, who are the architects on this project who have designed the Development.
- Matthew McCarthy, Matthew is a Senior Traffic Energy Engineer at McLaren Traffic who have undertaken the Traffic and Parking Impact Assessment.
- Juliet Grant, Juliet is the Executive Director and General Manager of City Plan Strategy and Development, who are the planning consultants who have overseen the preparation of the Development Application documentation. Juliet was also responsible for managing the Planning Proposal for this project.

In terms of how we have structured the webinar, it is structured into two parts. We have set aside 90 minutes for the webinar.



The first part of the webinar includes a project presentation where we will walk you through the Development Application that is currently on exhibition.

Graeme will introduce Pathways Residences, the vision they want to achieve on the site and talk about the current demand that exists for aged care in the Lane Cove Local Government Area.

Markam will then walk you through the Development Application plans, designs and elevations.

Matthew will present the findings of the Traffic and Parking Assessment.

Juliet will explain the development controls that apply to the project. These will include the Draft Development Control Plan for Northwood Shops that is currently being exhibited concurrently with this Development Application by Lane Cove Council.

I have allowed 60 minutes for these presentations.

Part 2 will be a facilitated question and answer session. You are welcome to send through any questions that come to mind using the webinar question chat box, while the presenters are talking, but we will not be addressing the questions until we get to the second part of the webinar. We have set aside 30 minutes for question time.

This slide is to make sure that we are all talking about the same parcel of land. We are talking about the site that comprises a number of individual land parcels being 4-18 Northwood Road, and 274, and 274A Longueville Road. This development application proposes that all of these land parcels be consolidated into one allotment. I can confirm that the Applicant has acquired all of the properties that comprise the site.

Northwood Road and Longueville Road form the western boundary of the site. The site slopes down towards its eastern boundary where it is adjoined by Bushland Reserve and Lane Cove Golf Club, and it is adjoined by residential development at its southern and northern boundaries.

Those of you familiar with the site will be aware that there is a freestanding telecommunications tower currently located on the land. The Applicant is currently in discussions with the various carriers concerning the relocation of the tower, but this would be done under a separate development application in accordance with the Telecommunications Act.

You will also be aware that there are a number of power lines traversing the frontage of this site and this application makes provision for these power lines to be placed underground.

In terms of the current status of this project, Pathways lodged the Development Application with Lane Cove Council on the 28th August 2020. It is currently on exhibition between the 3rd September 2020 and the 15th October 2020. Any member of the public who wishes to make a submission must do so directly to the Council up until the close of business on the 15th October 2020. Submissions must not be made to Pathways Residences or to my company, Urban Concepts.

The Development Application is specifically seeking consent for a multi storey, 143 bed or 122 room Residential Aged Care Facility with ground floor commercial premises that could include a pharmacy, a hairdresser, a beautician, a cafe at a restaurant, as well as basement allied health uses for remediation, rehabilitation and a hydrotherapy pool. The allied health uses and the neighbourhood businesses will be open to the general public, as well as to the residents of the Residential Aged Care Facility.



The DA seeks consent for basement car parking for 86 vehicles. It also seeks consent for the demolition of the existing buildings on the site, the tree removal, the construction of retaining walls to manage the slope at the rear, landscaping works and public domain improvements.

Lane Cove Council will assess the Development Application but it will be determined by the Sydney North Planning Panel.

To recap, the purpose of the webinar is to explain the Development Application documentation that is on exhibition. We are aware that Development Applications involve an extraordinary amount of documentation and recognise that viewing these technical documents can be daunting and time consuming, so we hope this webinar assists you to better understand the project.

We also recognise that our last consultations were held in 2018 and focused on the Planning Proposal. There have been substantial changes given that the project has evolved from a concept plan to a fully resolved architectural design, so we want to update you on the changes that have occurred over the last 2 years.

Importantly we want to ensure that you have the information at hand to make an informed submission about the project, whether that is a submission that indicates you support the project proceeding or one that raises a concern.

I want to reassure you upfront that if you have not participated in a community information session of this type before, that your participation in this event in no way removes or effects your statutory right to make a public submission during the exhibition process.

We held Phase 1 and Phase 2 of our community consultation in 2016 and 2018 respectively. This consultation focused on informing the local community about the Planning Proposal and understanding community attitudes to the Concept Plan that we put forward at that time. This is our Phase 3 consultation and its focus is solely on the Development Application. It has included:

- A major upgrade to the project website.
- The production of a video that explains how Pathways designs and operates its residential aged care facilities.
- The distribution of 2,500 community newsletters to the notification catchment identified by Lane Cove Council for this project.
- This webinar.
- A Consultation Outcomes Report.

Now I just want to recap what you told us in 2018.

It is important to understand that our panellists today will be addressing these concerns as part of their presentations. So in terms of traffic management concerns, you were concerned about the potential for a new local rat run that may develop using Arabella, Woodford and Kenneth Streets, given that there is no right hand turn into or out of the site.

You were concerned that the former site access arrangements were too close to the signalised intersection and that the signalised intersection wouldn't cope with any additional traffic that this development may generate and the potential for back up in both the AM and PM peak hours.

You were concerned about parking, that there was not enough car parking spaces provided to the Development holistically, noting that there was 46 spaces originally provided and 26 of those spaces were allocated to staff and visitor parking to the Residential Aged Care Facility, and you felt that allowance was not adequate.

You were concerned about the public transport servicing of the site. Last time we met with you, we identified that many members of the Pathways team rely on public transport for their



journey to work, and that raised with us the concern that weekend services to this area are erratic and they would not coincide with shift turnovers.

There were concerns regarding the built form and its height. Back in 2018, the built form was 4 storeys at Northwood Road and you felt that this was out of character with the centre. The heights that were proposed in terms of an RL height had been taken to the underside of the ceiling and not to the top of the roofline, which was also a concern.

In terms of statutory planning comments, you wanted to understand whether the floor space ratio and height controls were those that were set out in the State Environmental Planning Policy for Seniors Housing. You also wanted to understand how the State Environmental Planning Policy No.19 that deals with urban bushland, had been addressed given that the site adjoins bushland at its eastern boundary.

These are some guidelines I am going to use as the host of this webinar. All questions are to be submitted in writing through the question box. I want to let you know that you can submit a question at any time while presenters are talking. If we do not get through all of the questions in the 30 minutes that we have set aside, we do undertake to prepare responses and to circulate these to participants, as well as incorporating them into a Question and Answer document that we will upload onto the project website. Where appropriate, we will group questions for responses.

I have run community consultation now for development projects for over 30 years and I understand that development is a controversial discussion and it always involves a lot of emotions. So please always respect each other's views.

We will also place a recording of this webinar, as well as a written transcript onto the Downloads page of the project website.

The last thing I'd like to mention is that when you leave the webinar, you will be directed to a short exit survey. If you could please complete that survey before leaving, we would greatly appreciate it.

Now, I'd like to hand over to Graeme, who is going to talk you through the Pathways vision for this site.

13:52: Graeme Skerritt, Managing Director, Pathways Property Group and Pathways Residences

Welcome everybody to the Pathways Longueville webinar. Thank you Belinda.

Pathways is very excited about this site. We first bought this land in 2016 with the intention of expanding the services we can offer to the Lane Cove Local Government Area. Most importantly, we have a number of residents who are living with us at our Pathways Sailors Bay facility, who actually come from Longueville, Northwood, Lane Cove and Riverview, and we thought it would be nice to provide a facility which was closer to the local community. As residential aged care develops further into the future, one of the most important values that that we see in building a new residential aged care facility is connection with the community.

The thing that excites us about the Northwood project is that we have got the capacity to have a Seniors Wellness Precinct and it provides not only services to the residents in the facility, but it provides services to the community. This is really beneficial for the residents who live with us. In fact, Belinda was telling me earlier today that she was speaking to a person who was providing feedback and was expressing sadness about the state of the current village atmosphere in this precinct. One of my hopes and desires for this project is that this will create a real landing point for the local community, where people can come, engage and enjoy the facilities that are offered.



Our organisation is founded on principles of harmony, respect, and trust. We very much have those values embodied in the approach that we have to delivering our residential aged care services, and we value our reputation in the industry and in the community.

Our approach is boutique. Currently, we operate 3 other facilities of the type that we are planning to build at Longueville. We also operate 2 smaller older style facilities. Our facilities include Pathways Killara Gardens, Pathways Sailors Bay at Northbridge, Pathways Cronulla Seaside, Pathways Cronulla Pines and Pathways Ashley House at Chatswood.

Pathways vision and my vision is to create a living environment for Senior Australians, which is a five star hotel like environment. We feel that this provides a living environment and an atmosphere with services and care delivered at high quality, which provides peace and enjoyment for the residents where they can live and enjoy a high quality of life.

When we built Pathways Sailors Bay, which is located in a similar area to the proposed Pathways Northwood we discovered that co-location with other services, cafes, local shopping precincts provides a lot of regularity of life to the residents and it is actually very fulfilling in terms of their emotions and mental well-being as it provides interaction with the community which makes life more normalised. This is an important value that we embed in the way we deliver our care. Respect and self-esteem for our Senior Australians is important to us and we do not want the residents and people living with us to feel as though they are isolated from the community. We want them to feel connected with the community.

Pathways Residences has received awards for its innovative care delivery models. One of the cornerstones of our care delivery is our Hope U Care Model. This is focused on a holistic open mind towards individual personhood, empathy, emotional support, the living environment and understanding. These are the pillars of our care delivery model and all of our staff are trained and assessed against these values to ensure that we are delivering the care and compassion that is appropriate for our Senior Australians.

Another value that we would like you to see in our care model is the valuing of our Senior Australians. Most people who live with us, in fact all of the people, have made a contribution to the Australia that we are all living in today. It's important that when we are delivering care and delivering a lifestyle, that we recognise the contribution that people have made. If you sit down and talk to Senior Australians they have actually had very interesting lives and that's part of our care model. We need to recognise people for who they are as an individual and the contribution they have made to our community.

Residential aged care sometimes gets confused with Seniors Independent Living. Residential aged care is for people who are no longer able to live independently, and they may have symptoms of dementia or other health issues, which mean they need daily support and assistance that we provide in a residential aged care facility. By co-locating the residential aged care facility with a Seniors Wellness Precinct, we then realise a situation where people have a much higher quality of life. The average age of a resident is 88 years. Over the last 20 years, the average age of a person living in residential aged care has increased significantly and the current government policies mean that this will only increase. It is important to note during that and we will probably get to it later with Matthew's discussion is that traffic, as with any development, is an important consideration in the community. Our residents do not drive cars. They have visitors from time to time, sadly sometimes not as often as you would like, but our residents do not drive.

We operate facilities that have fresh cooking kitchens on site, and we also do all of the laundry onsite. We are not having catering trucks or laundry trucks delivering. We have fresh produce and dry goods delivered and we are able to have arrangements with our suppliers which means that these are delivered in times when it suits our traffic flow with minimal impact on the local community. We want to be part of the community and do not want to create angst for the community.



All of the residents occupy their own rooms. You will see in the initial presentation, we are proposing 122 rooms and 143 beds. Some of the rooms we provide have the potential to have couples living in them, and this is an important facet for some couples and an important offering because some couples as they age do not want to live independently, they want to live together. Other people may choose to live in different rooms. It does not necessarily mean that all 143 beds will be occupied at any one time, but we have the provision for it in our planning.

Demand for aged care is a very concerning subject for our current population. In Australia, the population is ageing very significantly and one of the issues that the Government and Treasuries are dealing with currently and is one of the reasons why they are pursuing a policy of immigration, is that our population is ageing and there is a significant demographic change coming in 2030 and beyond. You can see on the slide, the demographic in October 2017 and beyond for the demographics and the Local Government Areas in Northern Sydney. I said in a talk I gave recently that there is a tsunami of demand coming for aged care and that in reality is the case. The Government is increasing community care, which is an important facet of service provision to older Australians, but there comes a time for some people when they cannot live in the community without support. They actually need to move to a different living environment and that is where residential aged care provides the service that those Senior Australians require.

When we first bought the site at Northwood, I was very excited by the fact that we are able to build a high quality Residential Aged Care Facility in the neighbourhood precinct with a Seniors Wellness Centre. We have worked very hard since 2016 through the Planning Proposal process to now have a Development Application, which we believe provides an appropriate and high quality outcome for the local community. We have endeavoured to address the concerns and feedback we have received from the local community and from Lane Cove Council and we believe we have come up with a scheme which will deliver an offering that will be in demand in the local community, but also respects the concerns that have been raised during the process. Through the Development Application process and commencement of construction, we endeavour to be mindful of the impact that it will have on the local community. Based on our experience and the quality of the construction team we will put together, we are confident we can minimise any impact and hope that we can soon complete a facility, which will be enjoyed by the local community.

I would like to thank you for your input, and now I would like to hand over to Markam Ralph, who is the Director of Morrison Design Partnership and the architect who has designed this project. Thank you, Markam.

25:26: Markam Ralph, Director, Morrison Design Partnership

Morrison Design Partnership have the privilege of working with Pathways to create this vision for aged care in the Northwood area and we are really excited to have been involved with all of the aged care projects that we have worked on.

This particular site and location affords us the opportunity to really engage with the community. Not only do we provide a high quality, residential aged care component that is befitting the Pathways brand, we are also providing street activation and enhanced liveliness to the Northwood precinct.

We are looking at the existing site condition and as everyone would be familiar with the site Belinda has alluded to, we are amalgamating 5 sites along that existing strip, including the service station or the former service station, right down to the former veterinary surgery. There are 5 sites each with their own driveways which we are going to amalgamate into 1 complete site and have 1 vehicular point of entry.

The site falls steeply back from the street to the east. If you are looking at your slide, north is to the right-hand side of the page and the bushland reserve is at the bottom of the site to the eastern boundary. There are residential properties to the north (right hand side of the slide)



and to the south (left hand side of the slide). To the right is a multi unit residential block, and to the south is a single dwelling.

We always examine the site in its totality when we are preparing designs and that is why we have taken into account the entire precinct of Northwood with the existing street trees, buildings across the other side of the road, bus stops and all associated infrastructure.

Taking the design from the existing condition, it is important to point out the proposed site conditions. The critical elements that form the framework of the design are the site setbacks, you can see from the sketch indicating the proposed building on the site that there is a 6 metre setback from the north, which is all landscaped. There is a 3 metre setback from the existing boundary line along Longueville and Northwood Roads. There is a 14 metre setback to the south to accommodate the driveway and there is a 10 metre setback from the building line to the rear boundary in each portion of the site.

It is important to note that we have a left in and left out only vehicular access point which is a single point, as opposed to the Planning Proposal concept that entered the site at the Kenneth Street intersection. Further discussions with the RMS have indicated that the vehicular entry should be at the southern end and that it should be a single point. That obviously forms a critical component of the design and a significant constraint for the size and location of the building on the site.

Taking you through the Ground Floor Plan, this is how the building presents to Northwood Road in plan form. You can see the large curving driveway ramp, which takes all traffic down to the basement levels, to parking and loading facilities. All the vehicles are swept down into the lower parts of the building and accommodated there which also forms the exit out of the building, with a left-hand turn onto Northwood Road.

The yellow areas that you can see are the commercial zones, which are areas set aside for retail. All of those individual areas are subject to their own separate Development Applications down the track.

The central pink area with the curved staircase is the main entrance and ground floor amenities area for the Residential Aged Care Facility. That will provide a street level entrance for the Residential Aged Care Facility, which is primarily located on the upper levels. This plan indicates the availability of ground floor space for retail and community use, and the two white strips through the building indicate corridors that provide views through from the street to the bushland beyond and also provide pedestrian access through to the rear terraces for enjoyment of views and the use of the commercial space.

This is a typical floor plan at the upper levels and this indicates the complete residential activity area of the building as distinct from the retail areas on the ground floor, this is entirely devoted to the residents (this floor and the floor above). The blue areas indicate the residential accommodation consisting of both single and double rooms. The large green area to the right indicates living and dining areas that open out onto a terrace to the north. The central orange zone represents the back of house service areas. These floors have been designed with the Pathways service model in mind, and they have been fully considered in terms of the accommodation and what is available for the residents.

This is a site section that demonstrates how the building works in conjunction with the site. You can see on the right-hand side of the site, the Northwood Road and Longueville Road interface with the current village. That area sweeps through this section and is taken through the main entry level to the Pathways area. As I alluded to before, that central section to Pathways provides the gateway to the 2 upper levels that are the residential accommodation and we extend right through that ground level to the rear, which takes in the views back towards Crows Nest and over the bushland over the Lane Cove Golf Course. The 3 lower levels consist of 2 levels of accommodation at the rear, which take in the views and outlook together with the associated back of house and parking levels for vehicles. On the very lower level, you can see the hydrotherapy pool accommodated with its own sunken garden area, again opening to the rear and with views of the sky and the bush.



The presentation to the street is depicted here in this photomontage. The building as can be seen is a 3 storey structure. The original Planning Proposal was seeking 4 storeys and that has now been reduced in height to accommodate 3 storeys only. This particular view is from the Kenneth Street intersection, looking south along Northwood Road, and illustrates how we have broken the building down into various segments which provide our facade modulation and each of those individual areas are clad with high quality materials and each end is terminated with a curved structure that provides the beginning and the end of the building. We feel that rather than providing a continuous long strip building, we have divided it into a series of components, which individually relate back to the street.

The street trees proposed in this view are also established on the Landscape Plan. This highlights the benefits of the 3 metre setback to the front boundary. This view as well affords us the fact that we have recessed all of the roof mounted structures, including lift overruns and plant equipment to the centre of the building, so they are not visible from the street. What is seen here is what you will get in real life. You will also notice that the power lines currently running along the front of the site are shown to be removed and placed underground.

The view from the south along Northwood Road, looking back up towards the village indicates the considerable setback that has been provided between the proposed building and the single dwelling, which gives us the opportunity of accommodating the double driveway in and out of the site and also ensures that there are no overshadowing issues associated with the adjoining house.

What we have done here is highlight one of the important site constraints in terms of the 3 metre setback at the front which has specifically been incorporated into the design to enable both landscaping and street activation of the buildings, so that once the site is established and the building is operational, pedestrians, users of the building and tenancies are provided with access ways with high quality surfaces and high quality landscaping in a comfortable space undercover.

Here we are also looking at the same 3 metre setback that is provided along the entire length of the site and extends right through to the driveway down below at the southern end. What is clear is that the building is comfortably setback further than the existing situation, which I will describe later on. We felt that the building is sitting very comfortably with the streetscape and is not going to be looming over Northwood Road as the current structures that are built right to the front boundary do.

Now we will move around the building to the site setbacks that are demonstrated at the southern end. There is nearly a 15 metre setback to the southern boundary that accommodates our driveway and provides ample separation to the single dwelling to the south. Moving towards the eastern boundary in the foreground, it is clear that there is a 10 metre setback that provides a comfortable separation between the proposed structure and the bushland reserve.

Moving along up towards the north, the 10 metre setback is continued all the way through, wherever the building relates to the rear boundary. There is an ample setback, which is also providing quality landscaping for the residents to enjoy. At the very northern end of the site, you can see a 32 metre setback that is shown at this stage open so that we can still see the building. However, that extended area of the site is designed to have bush regeneration and that will then provide a comfortable transition from the landscape component of the building curtilage through to the bushland reserve. As I said, we have not shown it fully and landscaped here as bush regeneration for clarity and you can still see how the building relates to the site boundaries. The setback is shown to the multi residential building to the immediate north and there is a highlight further on where we demonstrate how we have dealt with privacy issues there. Clearly, there are no overshadowing matters here either.

Returning back to the street view, we felt it was important to provide a link through from the village rather than build an entire wall of building that presents to the street. These open view corridors have been provided, not only for pedestrian access through the building when they



are not entering into the Residential Aged Care Facility and also for pedestrians and people driving by to be able to get a glimpse of the view beyond showing the Crows Nest and North Sydney skyline and the bushland. That gives the building some sense of place in the Northwood Precinct.

This is a view of the second view corridor towards the southern end of the site at a slightly different angle, just for interest and performing the same function. The Pathways Residences entrance is to the left-hand side and that is given its own unique character with a green wall and large atrium space beyond.

Indicating here the importance of the 3 metre setback at the street zone. The green outline indicates that the current buildings are built right to the front boundary, with only the footpath out to the kerb giving them a confronting and sort of foreboding appearance on the street. We have taken that and moved the building 3 metres further back from the boundary line which, as I have indicated, gives us the opportunity for high quality paving, undercover access, and some landscaping, which again we have not shown here for clarity because we have overlaid the existing buildings with the proposed.

Privacy to the building to the north is achieved through louvered screens on the balconies. While we do have north facing balconies both at the rear of the building and in the centre for the residents, recreation and fresh air, with the screening that we are providing, there are no overlooking concerns and no overshadowing issues.

Speaking of overshadowing, it is always important with a development such as this to consider how the sun moves across the proposed building and any direction with the adjoining buildings. We are showing all of the appropriate shadow diagrams here for mid-winter which is the worst scenario case. At midday there is hardly any shadow impact at all. In the afternoon, as the sun moves across the site, the maximum shadowing is depicted there and it has been carefully designed in terms of the upper level setback so that the individual single dwelling is not impacted. You can still see it in white, right in the middle of that other shadow so that the shadow falls on the lower part of the building, and the upper level is unaffected.

They are the main design components of the proposal and we trust that it will all be well received. Thank you.

45:48 - Matthew McCarthy, Senior Traffic Engineer, McLaren Traffic

Thanks for that, Markam. I am the Traffic Consultant and I am going to go through the traffic and parking findings that we prepared for the Development Application.

I would like to start with the existing access of the site. As shown in these photos, the existing access actually consists of 5 driveway locations. 4 of those driveway locations are actually located within very close proximity to the signalised intersections with Kenneth Street and River Road West, such that the locations actually impact upon traffic flow considerations and road safety impacts. Also, 2 of those driveways shown in blue are located in non-compliant driveway locations, with respect to current road standards making the existing provisions of the 4 driveways located close to the signalised intersections a road safety issue. As a result of the Development, we will be amalgamating the site which is a good outcome for the traffic flow efficiency of the arterial road.

That brings me to the current access arrangements, where the proposed driveway will be located to the south of Kenneth Street, which is offset 30 metres from Kenneth Street. That location of the driveway was recommended by the RMS and is in line with RMS best practice, to limit the number of driveways onto arterial roads to help improve traffic flow efficiency and reduce road safety considerations. As a result of the Development, the access arrangements will be restricted to left in, left out and that will be enforced through the division of a raised median within Northwood Road.



The largest vehicle that will access our site will be limited to a medium category loading vehicle, not a large category loading vehicle.

The proposed development has provided parking in accordance with Lane Cove Council's Development Control Plan and the State Environmental Planning Policy - Housing for Seniors. We have done an assessment against those two guidelines and the proposed development requires the provision of 86 car parking spaces. We provide the 86 car parking spaces within 3 levels of basement car parking, which satisfies Council's and the SEPP car parking requirements. The allocation of those car parking spaces will be 51 for the commercial component and 35 for the Residential Aged Care Facility. In addition, we will be providing motorcycle and bicycle parking in compliance with Council's DCP. As you can see on the slide, the allocation of car parking will be 10 car parking spaces for residential aged care visitor parking on Level 3, 32 car parking spaces for commercial and residential aged care visitors on Level 2 and 44 commercial staff and residential aged care staff car parking spaces on Level 1.

The traffic impact study that we have undertaken has been completed in line with the methodology adopted by the RMS. This is an outline of what that is below, which I will go through. The methodology which is industry standard, is to undertake traffic counts at critical intersections during both the AM and PM peak hour periods. The 3 intersections that we surveyed were Northwood Road with River Road, Kenneth Street with Longueville Road and River Road West with Longueville Road. Based upon the surveys, we were able to determine the existing levels of service of the intersections that we have assessed and that allowed us to get the existing baseline to then compare to the future scenario as a result of the Development. Then to determine the traffic generated from the site, we relied upon the RMS guide to traffic generating developments, which outlines traffic generation rates for all different types of land uses, which is backed up by research undertaken of multiple surveys for those particular land uses. A Residential Aged Care Facility generates 0.2 trips per hour, per dwelling or room and the commercial shops generates 5.6 trips per 100 square metres in the peak hour periods. So, using the proposed traffic generation, we review the access arrangements and traffic assignment for how vehicles will travel to and from the site and we derive the traffic assignment relying upon the existing traffic flows, as observed from the traffic surveys that we undertook, and we add the development traffic to the assigned route to the base case scenarios that we got from the existing intersections to determine the future intersection performance of the assessed intersections. Using those results we are able to provide a comparative assessment between the existing and future scenarios and determine the traffic impact of the proposed development.

As you can see in this slide, it goes through the traffic generation of the existing scale of the development and the future scale of the development. In the existing scenario, the peak hour traffic generation during the AM period is 80 vehicle trips, which is split by 38 inbound and 42 outbound, and in the future scenario as a result of the development we are generating 68 vehicle trips, which is split by 26 inbound and 42 outbound. This is a net reduction of 12 vehicle trips during the AM peak hour period as a result of the development of the site compared to the existing buildings on site.

The existing PM peak hour period generated 98 vehicle trips, which is with split by 48 inbound and 51 outbound and the development is estimated to generate 111 vehicle trips in the PM peak hour period, which is split by 63 inbound and 48 outbound. This is a net increase of 13 vehicle trips, which is split 16 inbound and 3 outbound.

Overall, the proposed development is consistent with the existing site scale and more or less, has a neutral impact in terms of traffic flows when you compare the existing to the future.

As you can see here, this is our assigned trip assignment based upon a comparison between the existing development and the future development. The AM peak hour period shows inbound vehicle trips of 38 trips, as opposed to the future development where we are expecting 26 vehicle trips in the AM peak hour period. As you can see, this is a reduction in traffic as a result of the proposed development compared to the existing conditions.



The outbound trips during the AM peak hour period is consistent with the existing site generating 42 vehicle trips, and the proposed development generating 42 vehicle trips. So there is no change in outbound vehicle trips as a result of the development over the existing.

Looking at the PM peak hour traffic generation, the existing development generates 47 vehicle trips, whilst the future development is anticipated to generate 63 vehicle trips. There is a slight increase in inbound traffic during the PM peak hour period.

The outbound traffic flows in the existing condition generates 51 vehicle trips, and in the future, generates 48 vehicle trips, which is a reduction of 3 vehicle trips. So there is a slight reduction as a result of the proposed development in the outbound traffic flows in the PM peak period.

As a result of the adopted trip assignment and traffic generation, we were able to compare the existing operations of the signalised intersections and the Give Way intersection with the future conditions. The River Road West signalised intersection in the existing conditions operates at level Service B and A and in the future access conditions operates at Level Service B, so there are minor changes for the River Road West signalised intersection.

The Kenneth Street, Northwood Road signalised intersection, operates at Level Service A and B during both the existing and future conditions, showing that there are no adverse traffic impacts to that signalised intersection.

The River Road and Northwood Road Give Way intersection is operating at Level Service A for all turning movements, except for the right turn movement out of Northwood Road into River Road in both the existing and future conditions. You can see that the Development does not make that movement worse and we are not actually adding development traffic to that right turn movement, so the existing conditions are maintained. With right turn movements from local roads onto busy arterial roads, Level Service F is typical due to the high traffic flows that arterial roads carry. Most of the time there is no need to upgrade intersections with right turn movements for minor roads onto arterial roads, unless there is a significant road safety issue. But in any event, this right turn movement from Northwood Road into River Road benefits from the turning impacts from the nearby signalised intersection and there is also an alternative route for vehicles to travel along River Road and that is by the Kenneth Street signalised intersection. We can see that the proposed development does not have a significant impact upon that turn movement. There could be options down the track if Council wants to pursue them, if the right turn movement from Northwood Road onto River Road does become difficult due to increases in traffic volume along the arterial road. Options may consist of banning that right turn movement during operating AM and PM peaks, but that is to the discretion of Council and they may not pursue this due to the alternative route by Kenneth Street.

In summary, the proposed development reduces the number of driveways down to a single driver which is in line with RMS best practice for reducing vehicle access points on arterial roads, which significantly improves traffic flow efficiency and reducing road safety consideration on the arterial roads.

The proposed driveway location is also supported by the RMS with it being offset 30 metres from Kenneth Street and restricted to left in and left out.

The proposed development complies with the Council car parking requirements of 86 car parking spaces.

As a result of the traffic generated from the site, this is consistent with the existing traffic on the site, such that the proposed development is not going to have an adverse impact on the assessed intersections.

Thank you and I will pass over to Juliet.



1:00:08 Juliet Grant, Executive Director and General Manager, City Plan

I just wanted to run through the statutory planning framework for you. This will hopefully tie together some of the points that Markam made in the design and what Matthew talked about with the traffic and you can see where those considerations have come from. The planning controls that apply to the site are contained in a site specific clause in the Lane Cove LEP Clause 6.9, as well as site specific provisions in the Draft DCP that is currently on exhibition in conjunction with this Development Application. There are also a number of state policies that apply.

The Lane Cove LEP was amended earlier this year, to change the land use zoning of the site, to be for mixed use and to introduce new height and FSR controls. The objective of the new B4 land use zone is to encourage higher density, mixed use development, and to facilitate the outcome that we are talking about this evening and part of that was to include a minimum non residential floor space requirement to build that neighbourhood centre character. That zoning allows uses such as café, restaurant, shops and medical centre in addition to the Residential Aged Care Facility.

Overall, the proposal complies with the total permissible FSR, in fact it is slightly under it at 1.83:1. We have in fact exceeded the minimum commercial FSR and have provided just over 2000 square metres of floor space for this purpose, and separate DAs will be lodged for each of those uses.

The other control is height. The original Planning Proposal that was submitted and that you may have recalled from earlier briefings proposed a height of RL 70.25. This has been reduced by 4 metres down to RL 66.25 and that is the statutory height control in the Local Environmental Plan. The overall absolute maximum height of the Development Application is actually RL 68.65, which is a variation of 2.4 metres, but that equates specifically to the stair overrun above the roof. The building's parapet and other rooftop services also breach this height limit, which is shown on this diagram. It is clear that the bulk of the building, all of the habitable floor space, all of the mass of the building is below the RL 66.25, as specified in the LEP and we have submitted a Clause 4.6 Variation that specifically deals with those areas that breach, as indicated in yellow above that blue height plain area. Ordinarily, some of those features, in particular the parapet, would be considered an architectural roof feature and would not actually be included in the definition of height although through a quirk of our planning controls because it is a site specific clause that applies the height, we fall outside of that architectural roof feature standard provision in the LEP. That explains why there is a bit of a technicality and why we have that breach from the parapet. There has been a significant degree of confusion around the height limit, and that is because there is a different way of defining height in the LEP and the Seniors SEPP. That is because some of that confusion has traversed over into the DCP. The DCP refers to the roof gardens, lift overruns, stairs and amenities above the height limit and acknowledges that there might be a breach of the height. The height diagram in the DCP also refers to the RL 66.25 being to the underside of the top ceiling rather than to the rooftop. So, there is a bit of confusion around that height question. Markam clearly showed with the fly through on the project website and the pictures of the design that with the plant and the stair overrun that are causing the height breach are not actually visible from the street when looking up at the building.

In terms of the Draft Development Control Plan, there is a Development Control Plan that applies to the whole Lane Cove LGA and many of the traffic and generic provisions exist in that DCP, and they will still apply to the site. But there is a site-specific component of the Draft DCP that is on exhibition at the moment and that introduces a number of key design strategies and objectives, specifically for this site. The Draft DCP includes the expansion of the neighbourhood centre along Northwood Road and enhanced setback to Northwood Road to provide better amenity and provision of street trees along Northwood Road. Markam highlighted many of these features when he was describing the design philosophy of the site, and so you can see them come to life in the actual DA design.

A few other key points to highlight that are covered in the DCP are the through site links and view corridors that Markam also pointed out, as well as the provision of active street



frontages, the provision of commercial space, so that you don't have a hostile blank walls fronting the street path so that you have passive surveillance and community engagement through design.

The question of street wall height is one where there has been a little bit of discussion and is one area where the current DA design doesn't align entirely with the Draft DCP provision, so I thought I would just spend a moment to discuss this. The diagram on your left shows a previously approved development application on one of the sites in the subject area at 16 Northwood Road that was approved in 2016, and that shows you a 3 storey building abutting the street frontage. With the zero setback from the street frontage there is no opportunity to provide an enhanced public domain area, but with a 3.5 metre setback from the top floor. By contrast, we have got the setbacks the other way round with the bulk of the building setback 3 metres from the street to allow engagement, the widening of the footpath, street tree planting and the broadening of the street corridor, but we have not proposed any further additional setback at that top level. That is the main point of distinction between the DA as submitted and the Draft DCP that is currently on exhibition.

Some of the other provisions in the Draft DCP relate to building façade, open space and landscaped areas and Markam did talk a bit about those. The DA incorporates a mixture of different kinds of landscaped areas, whether they are passive, you are passing through, they are quiet respite areas that the residents can sit, or terraces associated with the commercial uses and a significant area of bush regeneration in that bottom right hand corner where there currently sits a house and that will be remediated and rejuvenated landscaped with additional tree planting accommodated in that area. The Development Application does comply with the minimum landscaped area requirements proposed in the Draft DCP. Some of the other provisions in the DCP relate to transport and parking, which Matthew covered, as well as solar access, and the bushland protection.

Just to sum up and to conclude, the community benefits that we see arising from both the DCP as it is proposed but also specifically from this Development Application include site remediation, the under-grounding of the power lines, the improved public domain on Northwood Road including the street frontage activation, the reduced pedestrian and vehicular conflict with the removal of all those driveways, the widening of the footpath area, a significant new bushland regeneration area, the provision of the new view corridors, and through site links, opening up the site to public access, as well as public access to new health and wellness facilities and, of course, much needed, high quality accommodation for our oldest community members. Thank you for your time.

1:11:30 - PART 2 - QUESTION AND ANSWER

Please refer to the separate document relating to the Question and Answers during this part.

Appendix E

Special Interest Group Correspondence

PATHWAYS

RESIDENCES

Ms Jacky Barker

Editor

In the Cove

Dear Ms Barker,

I am writing to you in respect of recent posts on the 'In the Cove' website and Facebook page concerning Pathways Residences proposed residential aged care facility at Northwood.

I acknowledge the important role that your website and Facebook page plays in keeping the Lane Cove community informed. Accordingly, I feel that it is important to ensure that the information that is posted is balanced and accurate at the time of writing. Some of the material that has been posted recently in respect to Pathways Residences and our proposed Northwood Residential Aged Care project does not reflect the current circumstances and I have taken this opportunity to provide further information so that you and your readers have a greater understanding about our project.

Article 1 Posted Monday 31st August 2020 titled 'Construction Noise in Lane Cove'

Pathways Residences is currently remediating the Metro Service or Speedway Petrol Station site at 10 Northwood Road, Northwood. We lodged a Remediation Action Plan with Lane Cove Council that sets out the intended works. You have used a photograph of our service station site to hero your post that raises concern at the State Government's recent Environmental Planning and Assessment (COVID-19 Development – Infrastructure Construction Works Days) Order 2020. The article expresses concern that construction work is now permitted seven days a week. Selecting a photograph of the service station site with its construction hoarding to illustrate this article inadvertently implies that we are undertaking demolition work on our site seven days a week. However, this is not the case as we specifically instructed our contractors to work within Council's standard hours for construction, which are:

Monday –Friday 7am-5.30pm.

Saturday 7am-4pm.

No work on Sundays or public holidays.

Accordingly, I would appreciate if you would remove the photograph of our site and replace it with a generic photo of a construction site as it is misleading and implies that we are undertaking demolition works outside of the standard hours which we are not.

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Article 2 Posted Wednesday 2nd September 2020 Controversial Northwood Aged Care One Step Closer as DA is lodged with Lane Cove Council.

In this article you state that our Planning Proposal was '*fast tracked through the State Governments Planning System Acceleration Program*' (PSAP). The inclusion of our project in the Tranche One announcement on the 28th April 2020 is the culmination of four years of working systematically through the Gateway Determination statutory planning process to rezone our site for residential aged care.

For a project to be considered under this program it is important to recognise that it must already be well progressed through the planning system. Indeed the State Government's own criteria for the selection of Tranche Projects requires that they are able to be finalised through the planning system within a 4 week timeframe. To fulfil this criteria means that a project must have completed all its statutory obligations such as public exhibition and government agency referral to be considered.

We commenced this project back in September 2016, well before the world was to experience a COVID-19 Pandemic. We conducted community consultation and undertook significant market research to understand community attitudes to our project in 2016 and we consulted again in 2018 to coincide with the public exhibition of the Planning Proposal. We have worked with Lane Cove Council to prepare the site specific Development Control Plan which has now been placed on public exhibition concurrently with our Development Application.

We were deemed suitable by the NSW Government for inclusion in the Tranche One projects as the project was advanced to a stage where we were able to commit to lodging a development application for the Residential Aged Care facility within six months of the date of gazettal of the zoning, height and FSR amendments. While the State Government has titled this program the '*Planning System Acceleration Program*' we do not regard the four years that we have spent working on the rezoning application has been representative of a fast tracked project.

Article 3 Posted Wednesday 2nd September 2020 Five Aged Care/Seniors Living Development Applications

In this article you state that:

It seems that Aged Care/Seniors Living is a trend in the Lane Cove Council Area. There has been an explosion in the number of Aged care/seniors living development applications in the Lane Cove Area. Why is this? You then state that many of the so –called seniors living development are aimed at homeowners who fall within the definition of seniors.

In respect to aged care, I can confirm that our Northwood project will play an important role in helping to address the housing needs of older Australians who can no longer live independently. Our aged care facilities are not defacto apartment buildings. The development of these facilities is not

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satisfying a land use trend it is a direct response to the growing demand for assisted aged care living which in turn is a direct result of our ageing population.

The State Government's *Northern District Plan* that was prepared by the Greater Sydney Commission in March 2018 provides a useful insight into the demographic profile of the Northern District which includes the Lane Cove Local Government Area. Between 2016 and 2036 there is projected to be a 47% increase in the number of people aged between 65-85 years and an 85% increase in the number of people aged 85 years plus. When you consider that it takes between 5-8 years to complete a project from site acquisition through to finished development, this may explain why there is a sudden surge in the number of development applications being received for aged care and seniors living developments as the sector prepares itself to cater for the projected demand.

The average age of a Pathways resident is 88 years of age and under Federal Government legislation each bed within a residential aged care facility must have a bed licence in place.

Residents living in our facilities do not purchase a strata or own a title to property. They enter into an agreement that provides them with a room and 24 hour care for the term of their stay. Accordingly, there is no ulterior development motive when it comes to residential aged care facilities. The sector is regulated by the Federal Government and there is legislation in place at a state level through the Seniors SEPP that establishes the suitability of a site for seniors living and residential aged care.

Article 4 Posted Wednesday 2nd September 2020 Development Application Lodged

In this article you state that our site is located at the '*notorious Longueville Road/Kenneth Street and River Road West intersection*'. In respect to this comment I advise that Transport for NSW (TfNSW) was a Referral Authority to the Gateway Determination Process. TfNSW did not support the original access arrangement to the site that relied on the addition of a fourth leg to the signalised intersection. TfNSW required the vehicular access driveway be located adjacent to the southern boundary of the site. The Development Application plans currently on exhibition show that the driveway has been relocated adjacent to the southern boundary in accordance with the TfNSW advice.

With respect to your comments regarding the increase in bed numbers from 130 beds to 143 beds where you state '*Pathways now want 143 Aged Care Beds not 130 Beds*', I advise that there are 143 beds provided across 122 rooms. As you can appreciate there are many circumstances where we have couples wanting to enter aged care and we provide a proportion of rooms as 'couple's rooms' to cater for these residents.

Further, while not expressly stated, the language you have chosen could be interpreted as suggesting that the increase in bed numbers has increased the scale and bulk of the building. I would like to advise that the floor space and height of the building have both been reduced when compared to the 2018 Concept Plan that was publicly exhibited with the Planning Proposal. The differences between the two schemes are summarised below in Table 1.

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TABLE 1

Comparison of 2018 Concept Plan and 2020 Development Application

Development Parameter	Original 2018 Planning Proposal Concept Plan	Current Development Application
Floor Space ratio	1.98:1	1.83:1
Height in storeys:		
Northwood /Longueville Road Frontage	4 storeys	3 storey
Rear Boundary	6 storey	5 storeys
Height in RL	Max RL 70.750	Min RL 66.25 to Max RL 68.65 at top of lift over run

I hope that my comments assist you and your readers to more fully understand why Pathways Residences is wanting to build and operate a residential aged care facility at Northwood, and how we have evolved our design thinking for the site over the past two years to take on board and address community concerns.

Please do not hesitate to contact me if you would like to discuss any of the comments I have made on telephone number 8437 1700.

I look forward to your continued interest in our project.

Regards



Graeme Skerritt

Managing Director

Pathways Residences

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LONGUEVILLE/NORTHWOOD TRAFFIC CHAOS

Despite a mountain of opposition, the NSW Government has fast-tracked the Pathways aged-care development on Northwood Road, opposite Porters Liquor.

Traffic Impacts

The proposed 143 room aged care and commercial development will generate added traffic movements through narrow streets and dangerous intersections in Longueville and Northwood.

The traffic plan will force heavy vehicles and cars into rat-runs along Northwood Road, Arabella Street, Woodford Street, Christina Street, Stuart Street and Kenneth Street.

Parking

The development proposes some on-site parking for staff and visitors, but assumes the use of public transport and bicycles to reduce parking onsite. Demand for on-road parking will clog streets so the rat-runs will be choked.

Over-scale Building

A three-storey building wall will loom over Northwood Road. The proposal does not meet the DCP set-back requirement for 3 storey buildings on Northwood Road.

Make Your Voice Heard

Planning Minister Rob Stokes approved the rezoning of the site against the advice of Lane Cove Council. Now the DA approval is in the hands of the Sydney North Planning Panel. You can view the documents online at: www.lanecove.nsw.gov.au **QuickLinks**
DAs on Exhibition DA113/2020

Your submission to the planning panel could make the difference in ensuring a development that is appropriate for the site and the community.

Send Your Submission

Send your submission by 10 October to: The General Manager quoting the reference:
DA113/2020 by email to: service@lanecove.nsw.gov.au

Also forward your submission to the following:

councillors@lanecove.nsw.gov.au
electorateoffice.lanecove@parliament.nsw.gov.au

Points To Raise

1. The rat-run suggested in the traffic impact statement prepared by McLaren does not recognise the traffic safety issues involving hair pin bends and blind intersections along the rat-run especially for heavy and articulated vehicles. No traffic count or modelling was undertaken in the affected residential streets. The traffic assessment on Northwood Rd was conducted during private school holidays in the Pandemic.
2. Emergency services vehicles will also have to do the rat run to access the site from the east due to median strip on Northwood Road preventing a right turn into the development. Time is of the essence and a delay of even 1 minute can be fatal.
3. There needs to be a right hand turn lane into and out of the Pathways development. This would solve the problem of emergency services and other vehicles being able to turn into and out of the development and also solve the issue of the rat-run through the residential neighbourhoods of Northwood and Longueville.
4. An alternate access such as via Stevenson St should be considered as a long term solution as there are 2 other major proposed developments nearby (Sports Precinct at the golf club and aged care at 266 Longueville Rd).
5. The third storey is not setback 5 metres as required in the Northwood DCP. The number of beds has increased by 10% from the original proposal making this a gross over-development.
6. The commercial and aged care uses on the site require more visitor, staff and customer parking than what has been allowed in the DA. Public transport is irregular and not available on Sundays. Street parking is very limited and is taken up by visitors to the Longueville Sports Clubs in the evenings and on weekends. The development requires a 50% increase to the proposed carpark.

For more information contact:

secretarylonguevillera@gmail.com