



25 March 2021

Pathways Property Group Pty Ltd  
Attn: Juliet Grant  
Suite 6.02, 120 Sussex Street  
SYDNEY NSW 2000

cc: [elysek@cityplan.com.au](mailto:elysek@cityplan.com.au)  
[julietg@cityplan.com.au](mailto:julietg@cityplan.com.au)

Dear Juliet,

<b>DA NO</b>	DA 113/2020
<b>ADDRESS</b>	4-18 Northwood Road & 274-274A Longueville Road, Lane Cove
<b>PROPOSAL</b>	Construction of a mixed-use development including a 143-bed residential aged care facility and commercial premises including a medical centre premises, and basement parking

**RE: UNSATISFACTORY DEVELOPMENT PROPOSAL**

Further to yesterday's Sydney North Planning Panel Meeting, please find below a summary of outstanding matters following a preliminary assessment of the following documents:

- Amended Architectural Plans, dated 18/01/2021, prepared by MDPA
- Response to Reasons for Deferral, dated 09/02/2021, prepared by City Plan
- Amended Clause 4.6 Request, prepared by City Plan, dated 09/02/2021
- Amended Landscape Plans, prepared by Svalbe & Co, dated 29/01/2021
- Amended Tree Report, prepared by Stuart Pittendrigh, dated 30/01/21
- Amended Civil Plans, prepared by ACOR, dated 20/01/2021
- Traffic Response Letter, prepared by McClaren Traffic Engineering, dated 01/12/2020

I refer to your development application and advise that a preliminary assessment has been undertaken. It raises a number of issues and the development application is considered to be unsatisfactory in the following manner:

**Commercial FSR**

- Confirmation of the hydrotherapy pool and gym for public use is to be confirmed in the DA Package in order for these to be included as commercial GFA.
- Commercial component of the building is required to be 0.35:1, as required by Clause 6.9(3) of the LCLEP 2009.

**Building height – overall**

- Inclusion of the parapet in the building design is considered to achieve a better urban design outcome.
- Council will undertake a separate view assessment of the sight lines of the top of the stair overrun.

- The height non-compliance is not acceptable, particularly in light of the non-compliant upper level setback.

### **Built form – height at street frontage**

- Amended plans provide an increased setback at the upper level – 3m from the lower levels and 6m to the street boundary.
- The amended plans do not comply with the site-specific DCP controls which require a recessed upper level of 5m from the levels and 8m setback from the boundary below.
- The amended building still reads as 3-storeys.

### **Setbacks – front and side**

- Amended plans have been submitted to achieve compliance with the site-specific DCP 3m front setback control (ground and first floor levels). Concerns are raised regarding the resultant lack of articulation and perceived bulk and scale at the pedestrian scale.
- The side setback to the southern boundary remains non-compliant with the 12m setback requirement to the upper levels.

### **Bulk and scale – transition to adjacent low density residential development**

- The amended proposal does not provide an appropriate transition in height, and bulk and scale to adjacent low density residential development.

### **Desired future character**

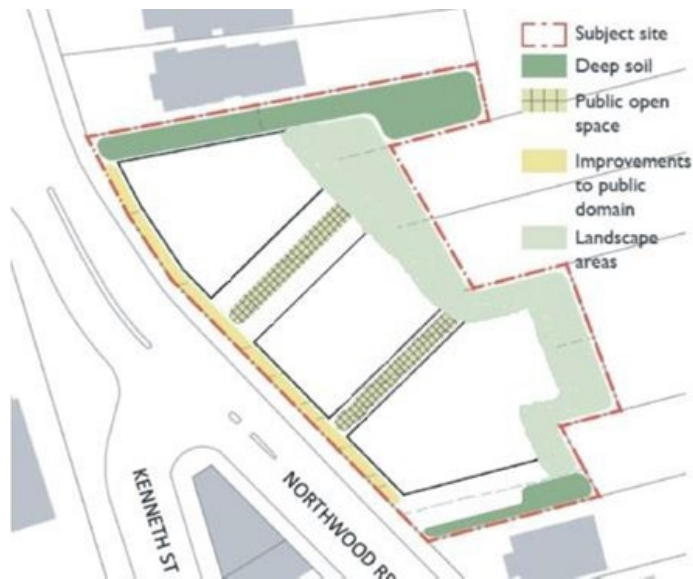
- Inconsistency with the desired future character for the site as expressed in the site-specific built-form controls for the site.
- The amended proposal has not addressed the requirement for adequate articulation to create visual interest in the facades.

### **Traffic and parking**

- A preliminary assessment by Council's Traffic Section indicates that the traffic issues have been resolved. This is to be confirmed at the meeting to be held with Council staff on **26 March 2021**.
- Parking allocation to be detailed on plans. Applicant to address inconsistency in DA package regarding intended use of 1 x commercial tenancy as a 'hair and beauty salon'.

### **Bushland – bushland buffer and impact on threatened species**

- The proposed rear setback has not been amended.
- 10m bushland buffer still not indicated on all boundary lines that it occurs. Built form still encroaching on bushland buffer areas (refer DCP Part D extract below:



- Impact on threatened species not addressed – require updated ecological report. This request was supported by the Panel at yesterday’s briefing.
- The amended package remains non-compliant with the 10m bushland buffer requirement.
- Stormwater impact on adjoining bushland not addressed – require detailed plans of designand tree survey.

### Stormwater

- Amended plans have been submitted to Council. Please refer **Annexure 1** for the existing Council pipe system at the rear of the site and approximate location of the new pipe system from the site to the Council pipe system at Golf course.
- Since the there is a proposal for a tennis court and basement car park as shown in attached document at the Golf course, the proposed pipe system shall be relocated away from this proposal. The pipe system through bush land must satisfy the requirements of Council’s Manager Open space.
- Annexure 10 shows a sketch for the approximate location for the new pipe system.
- A plan with longitudinal section of the proposed pipe system from the site to the existing Council pipe system at Golf Course with relevant calculations are required for further assessment and/or approval. This plan should show pipe sizes, invert levels and existing surface levels to confirm that the pipe system satisfies Council’s DCP. This new pipe network satisfies part O of the Council’s stormwater DCP.

### Tree removal

- The amended package has partially addressed tree removal concerns.
- Amended landscape plans show the retention of Trees 1 and 2 and a total of 20 canopy trees (10 on site and 10 in adjoining bush reserve).
- 3:1 replacement tree ratio achieved.

- Although the Landscape Architect has changed the drawings to be more of an accurate representation of the wall, the landscape drawings refer to the engineer's drawings for additional details. The Engineers drawings currently only show one typical retaining wall type and therefore does not show any more the detail on the retaining wall material or construction in the sunken terrace area.
- The Landscape Architect has still not provided the required demolition/excavation plans and has only changed the answer on the check list from 'N/A' to 'No'
- The Landscape Architect has copied and pasted the Landscape Calculation Plans from the Architects drawings to their own drawings and signed off with their name. Once again this is not acceptable and the Landscape Architect must draw their own landscape calculations plans.
- No seating, paved BBQ areas etc. shown in the drawings have been detailed other than one raised planter.
- Trees 10 and 11 are still not being proposed to be retained.

#### **Telecommunications tower**

- Evidence of timing for lease termination requirements to be provided.

Please note that the above contentions are based on a preliminary assessment of the amended DA package. There may be additional issues that arise following a more detailed assessment.

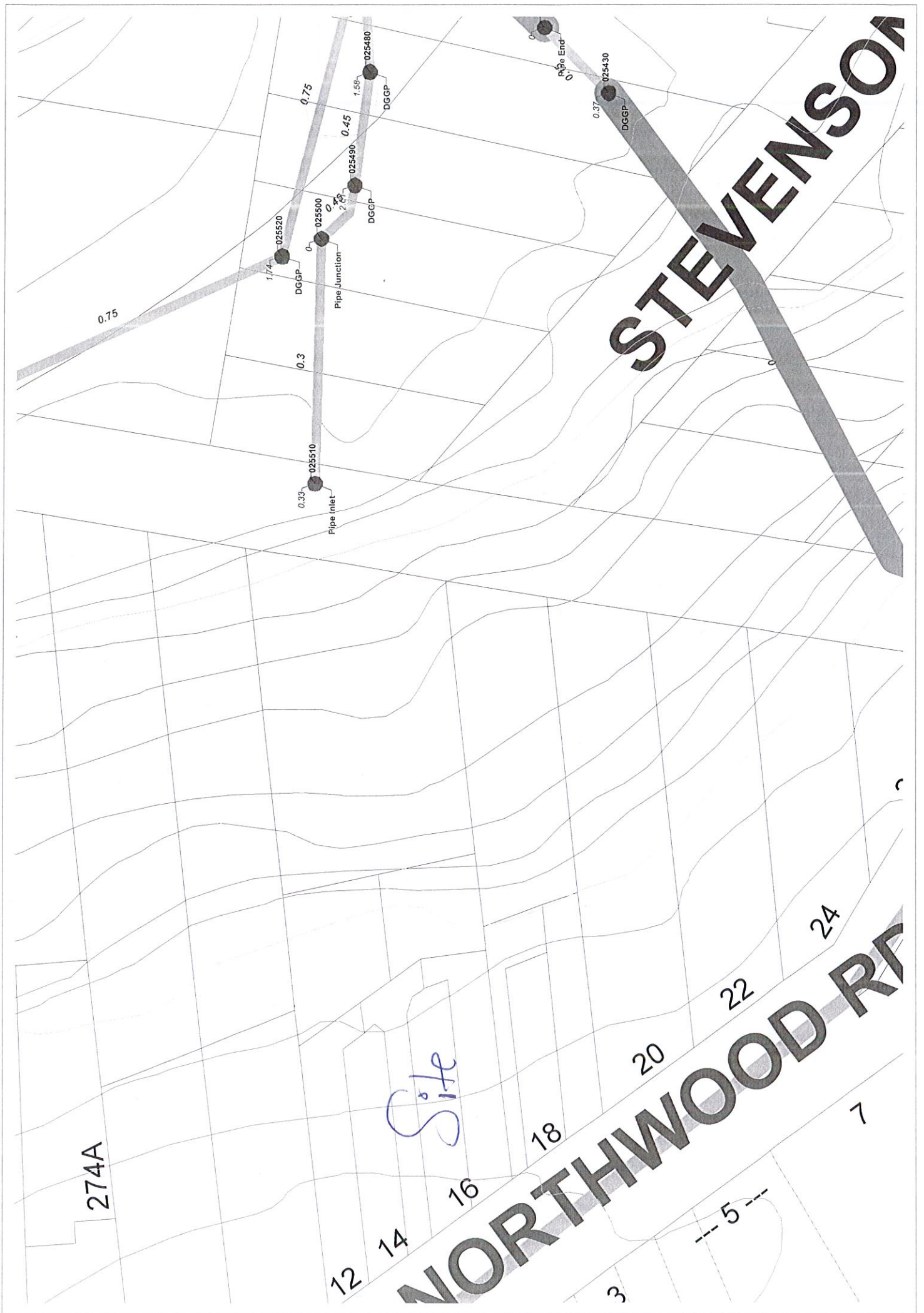
Yours sincerely,

A handwritten signature in dark ink, appearing to read 'P. Frecklington'.

Ms P Frecklington  
Consultant Assessment Officer  
Lane Cove Council

#### **ANNEXURES**

1. Existing and proposed Council stormwater pipe system.





# CONSULTANT INPUT

## LEP ZONING

