

Our Ref: 16229

3 May 2017

The Secretary
NSW Department of Planning
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ATTENTION: Ms Carolyn McNally

Dear Ms McNally,

**RE: APPLICATION FOR SITE COMPATIBILITY CERTIFICATE FOR PROPOSED NEW SENIORS
HOUSING DEVELOPMENT AT NO. 266 LONGUEVILLE ROAD, LANE COVE**

This Supporting Statement for a Site Compatibility Certificate (SCC) has been prepared for Australian Unity Limited by Gary Shields & Associates Pty Ltd (hereafter referred to as GSA Planning). GSA Planning has expertise in Urban Design, Environmental & Traffic Planning.

This statement is to accompany an SCC submission to the NSW Department of Planning & Environment for a proposed new Seniors Housing Development at No. 266 Longueville Road, Lane Cove. This application has been made following a successful bid by Australian Unity for the redevelopment of the site, which is Council owned land.

The proposal is for a seniors housing development comprising three interconnected buildings that contain the following:

- A 70-bed residential aged care facility;
- 93 self-contained dwellings for seniors;
- Support facilities for residents including a gym, lounge, multi-purpose room, men's shed, library, salon and outdoor recreational facilities;
- Basement car parking for 148 vehicles;
- Publicly accessible facilities including an auditorium, café and shop; and,
- Publicly accessible landscaped park fronting Longueville Road and a walkway/link to the existing nearby golf course.

The proposal relies on the provisions under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) (SEPP) 2004 and the R4 High Density Residential zone in the Lane Cove Local Environmental Plan (LEP) 2009. An SCC is required as the proposal is a vertical village and located on land adjoining land zoned primarily for urban purposes under Clause 24 of the SEPP and it relies on the bonus floor space ratio (FSR) provisions under Clause 45 of the SEPP.

The site is ideally located adjoining public open space and in proximity of the Lane Cove Village. The proposal has been designed to provide the opportunity for Lane Cove residents to age in place and remain connected to the community. The proposal has also been designed to activate the street, improve connectivity between the public and private domain, contribute to the village atmosphere of Lane Cove and promote the health and well-being of residents.

This document is divided in five sections which include a Site and Context Analysis; A Description of the Proposal; a Strategic Justification, a Statement on the Site Compatibility Criteria; and a Conclusion.

1.0 SITE AND CONTEXT ANALYSIS

1.1 The Site

The subject site is located approximately 6km north-west of the Sydney CBD, 800m from the Lane Cove Plaza, 2.87km to Chatswood Shopping Centre and is located within the Local Government Area (LGA) of Lane Cove (see Figure 1). The site in its entirety is located on the eastern side of Longueville Road, between Richardson Street West and River Road West and is known as No. 266 Longueville Road, Lane Cove.



Figure 1: Location Map

The site comprises three parcels of land described as Lot 1 in DP 321353, Lot 1 in DP 1227921 and Lot 2 in DP 1227921 (see Figure 2 on the following page). The site is irregular in shape and has a northern boundary of approximately 147m, an eastern frontage to heavy landscaping and the Lane Cove Golf Course of approximately 81m, a southern boundary of approximately 83m and a combined western frontage to Longueville Road of approximately 103m, providing a total development area of approximately 9,204m².

The site has a north to south fall of 0.85m along Longueville Road, and a west to east fall of almost 18m near the eastern most edge of the development area. Beyond the eastern edge of the development site, there is a further fall to the east of approximately 10-11m to the golf course.

The site is occupied by two disused bowling greens, which were created by the placement of fill forming two level areas. A bitumen car parking area is located at the north western corner of the site. A single and two storey brick and weatherboard building with a pitched roof is located near the south western corner of the site. This building is occupied by the Lane Cove Music and Cultural Centre (see Photographs 1 to 3 on the following page).

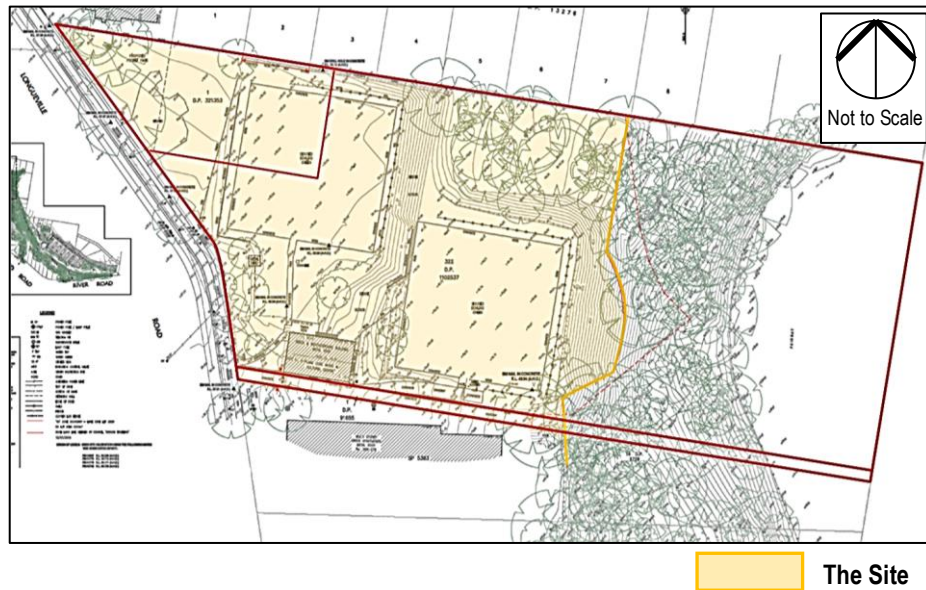


Figure 2: Survey Plan



Photograph 1: The site (bitumen car parking area), as viewed from Longueville Road.



Photograph 2: The site and Music and Cultural Centre, as viewed from the upper bowling green, looking south.



Photograph 3: The lower bowling green and rear of the Music and Cultural Centre, as viewed from the eastern end of the bowling green towards the west

Landscaping on the site comprises a mix of lawn areas and dense scrub around the bowling greens and a grove of trees located to the north of the lower bowling green (see Photographs 4 and 5 on the following page).

Vehicular access to the site is from one of two driveways off Longueville Road. Pedestrian access to the site is from a concrete path from Longueville Road which leads to the existing building. From this building, a separate concrete path provides pedestrian access to the upper bowling green.



Photograph 4: The grove of trees on the northern portion of the site, as viewed from the east, looking west.



Photograph 5: Dense scrub, as viewed from the northern grove, looking south.

1.2 The Surrounding Context

Development in the surrounding area comprises a mix of single and two storey free standing dwelling houses, multi storey residential flat buildings, a Buddhist temple and recreational facilities.

Development to the North

To the north are a residential flat building at Nos. 250-252 Longueville Road and single and two storey freestanding dwelling houses at Nos. 42-58 Richardson Street. The rear boundaries of these properties share a boundary with the subject site and the eastern end of Richardson Street provides access to part of the golf course. Further to the north are multi storey residential flat buildings along Longueville Road.

Development to the East

To the east of the development site is dense bushland on steep topography that leads down towards the Lane Cove Golf Course. Further to the east is a mix of single and two storey dwelling houses with pitched roofs, located on the eastern side of the golf course.

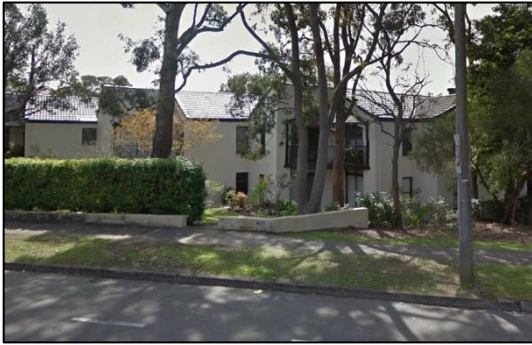
Development to the South

To the south is Nos. 268-270 Longueville Road, a part three and part four storey face brick and concrete residential flat building with a flat roof, located above a garage level. This property is known as 'Timbertops' and shares a driveway along its northern boundary with the subject site. Further to the south are two and three storey residential buildings, a service station and single and two storey commercial buildings.

Development to the West and South West

To the west at No. 231 Longueville Road is a large brick building with a pitched roof and a car parking area. This building is occupied by the Shinnyo-En Buddhist Temple. To the south west is a single storey dwelling house that appears to be occupied by a physiotherapist. Also to the south west is the Longueville Sporting Club which contains two bowling greens, a fitness centre and bistro.

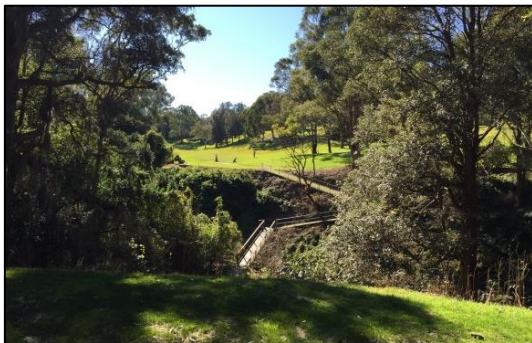
Images of the surrounding development in the locality are shown in Photographs 6 to 12 on the following page.



Photograph 6: Development to the north at Nos. 250-252 Longueville Road.



Photograph 7: Example of development to the north at No. 44 Richardson Street.



Photograph 8: Development to the east - Lane Cove Golf Course, as viewed from the eastern edge of the subject site.



Photograph 9: View from the golf course, looking west towards dense bushland (subject site is located behind bushland).



Photograph 10: Development to the south at Nos. 268-270 Longueville Road as viewed from the shared driveway



Photograph 11: Development to the south at Nos. 268-270 Longueville Road, as viewed from the subject site.



Photograph 12: Development to the west at No. 231 Longueville Road.

2.0 DESCRIPTION OF THE PROPOSAL

2.1 Background to The Proposal

In October 2015, Lane Cove Council sought Expressions of Interest (EOI) for the re-development of Council owned land at No. 266 Longueville Road for the purpose of a Seniors Living development under a long term lease arrangement. In June 2016, Australian Unity was selected as one of four organisations to participate in a bid for the redevelopment of the site. In December 2016, Council advised Australian Unity that it was the successful bidder for the redevelopment.

2.2 The Proposal

The proposal is for construction of a Seniors Housing Development comprising 70 residential aged care beds, 93 independent living units (self-contained dwellings) and associated facilities. The proposal will comprise three partially interconnected buildings that are separated by communal open space, will be located above two levels of basement car parking and are described as follows:

- Building A – a part three and part five storey structure that has an appearance of part two and part three from Longueville Road. This building contains 15 independent living units, café, auditorium and shop that is accessible by the public;
- Building B – a part five and part six storey building containing 70 residential aged care beds, 21 independent living units and communal facilities;
- Building C – a part six and part seven storey building containing 57 independent living units;
- Basement parking, comprising two levels with 148 car parking spaces;
- A public park at the north western corner of the site;
- A new landscaped pedestrian link along the northern boundary; and
- Site embellishment and extensive landscaping.

Details of the proposal are shown in architectural plans and documents prepared by Thomson Adsett Architects and submitted separately. A general site plan of the proposal and an indicative floor plan is shown in Figure 3.



Figure 3: Proposed Site Plan

2.3 Overview – Numeric Provisions of the Proposal

A general description and numeric overview of the proposed Seniors Housing development is shown in Table 1.

TABLE 1: NUMERIC OVERVIEW OF THE PROPOSAL		
Site Area		
Development Site Area		9,204m ²
No of Rooms/ Independent Living Units		
Residential aged care facility rooms (RACF)		70 rooms (total)
Independent Living Units (ILU)		93 units (total)
Studios		9
1 bedroom ILUs		3
2 bedroom ILUs		55
3 bedroom ILUs		26
Gross Floor Area		
Total		14,520m ²
Floor Space Ratio		
Total		0.58:1
Building Height		
Building A		2-5 storeys (max 14m) – 62.8 AHD and 63.45AHD
Building B		5-7 storeys (max 20.4m) – 62.8 AHD and 65.3 AHD
Building C		6-7 storeys (max 19.2m) – 61.6 AHD and 65.94 AHD
Setbacks		
Front (Longueville Road)		8m
Side (North)		12m-25m
Side (South)		9m above ground level
Rear (to eastern edge of development site)		Approx. 6.5m – 13.7m to R4 zone boundary
Open Space and Landscaping		
Internal courtyards (communal)		1,073m ² approx.
Rooftop Terraces (communal)		350m ²
Public Park		700m ² approx..
Public link to golf course		142m ² approx.
Car Parking		
No. of Car Parking Spaces		148
Loading Area		95m ² (external)

3.0 STRATEGIC JUSTIFICATION AND PRELIMINARY ENVIRONMENTAL PLANNING EVALUATION

This section provides a brief outline on the consistency with regional and local strategies and the relevant key statutory and non-statutory provisions that apply to the site.

3.1 Consistency with Regional and Local Strategies

3.1.1 Greater Sydney Region Plan - A Plan for Growing Sydney

A Plan for Growing Sydney was released by the NSW Department of Planning and Environment in December 2014 and applies to the site. This document outlines the overarching plan for the future of the Sydney Metropolitan Area over the next 20 years. The Plan contains numerous goals which include the provision of world-class service and transport, housing choice to accommodate varied needs and lifestyles, the creation of healthy and connected communities, and protection of the natural environment.

Draft North District Plan

The Draft North District Plan is one of six plans developed by the Greater Sydney Commission and sets out the vision for growth and development in the North District, which covers a number of local government areas, including Lane Cove. The intention of the district plan is to provide a bridge between the local planning provisions developed by Councils and the long term metropolitan planning for Greater Sydney. The District Plan is formal public exhibition until the end of March 2017, and will be finalised towards the end of 2017.

In addition to the growth of jobs in key centres and investment in transportation infrastructure, the District Plan projects a substantial demographic change. In particular, the District Plan estimates a 47% increase in the number of people aged 65-84 in the locality and an 84% increase in people aged 85 and over, between 2016 and 2036. This will require more diverse housing choice, affordable housing and increased social infrastructure.

The proposed development will be consistent with the vision for the North District. This is achieved by providing a diversity of housing choice for seniors which include residential care beds, studio apartments and one, two and three-bedroom self-contained units. A number of these units will also be nominated as affordable housing. The proposal will facilitate social inclusion by providing a range of recreational services and facilities within the development, and some of these such as the café, shop and auditorium will be available to the public. In addition, the proposal will retain the existing bushland on the eastern side of the site and provide a public park and walkway between Longueville Road and the existing golf course.

3.1.2 Lane Cove Local Environmental Plan (LEP) 2009

The subject site is zoned R4 High Density Residential under Council's LEP 2009, gazetted 19 February 2010 (see Figure 4 on the following page). The site is not a heritage item and is not in a heritage conservation area. However, the site is located opposite a heritage item identified as a Masonic Temple at No. 231 Longueville Road.

A summary of our assessment of the proposed development against the provisions of the LEP is also outlined in Table 2 on the following page.

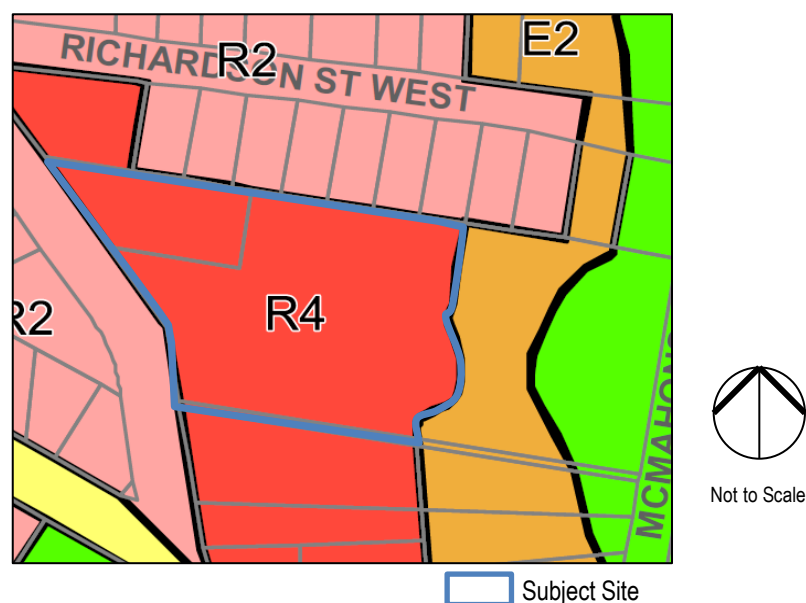


Figure 4: Zoning Map

TABLE 2: PROJECT DATA / COMPLIANCE – LANE COVE LEP 2009			
Site Area: 9,204m ²			
LEP Provisions		Complies / Comments	
Permissibility	R4 High Density Residential	Seniors Housing is permissible with development consent (pursuant to SEPP Housing for Seniors)).	
Heritage Item	The site is not a heritage item	N/A	
Conservation Area	NO	N/A	
Within the vicinity of Heritage Item	YES	General Heritage Item of Local significance – Item 182 - <i>Masonic Temple at No.231 Longueville Road</i> . A Heritage Impact Statement will accompany a future development application	
Development Standard	Requirement	Proposal	Complies
Building Height (Max)	62.8 AHD	Generally 62.8 AHD and under for main roof levels. Up to 3.1m increase for access to roof terrace and top floor units of Building C	Partial Compliance
Floor Space Ratio (Max)	1.1:1 Bonus 0.5:1 may apply under SEPP (Housing for Seniors)	1.58:1	YES

Parts of the proposal breach the LEP height standard of 62.80 AHD, in order to provide access to a rooftop terrace in Building B and to accommodate top floor units at Building C. In our opinion, the proposal will continue to satisfy the objectives of the height standard and will not have unreasonable impacts on adjoining development. A justification under Clause 4.6 of the LEP will be provided as part of a future DA submission.

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

State Environmental Planning Policy (SEPP) Housing for Seniors or People with a Disability 2004 (as amended) was gazetted on **28 September 2007**, came into force on **12 October 2007** and applies to the site and the proposal.

The proposed 70 residential aged care facility (RACF) beds and 93 self-contained dwellings (independent living units) for seniors will be designed to meet the relevant standards and provisions of the SEPP. Residents will have access to a range of on-site facilities, including an art gallery, auditorium, gymnasium, library, games and craft room, men's shed and communal courtyards. The proposal is on a site that is in proximity of shops and services in the Lane Cove Village and is designed to satisfy the relevant design principles. These include neighbourhood amenity and streetscape, privacy, solar access, stormwater, crime prevention, accessibility and waste management.

The proposal also relies on the Clause 45 of the SEPP, which enables development to exceed the maximum permitted FSR by a bonus of 0.5:1, provided that on-site support services will be provided to residents and at least 10% of the dwellings will be affordable places. A detailed assessment of the proposal against the SEPP provisions will be provided as part of a future DA submission.

3.1.4 State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land

SEPP No. 55 – Remediation of Land was gazetted on 28 August 2005 and applies to the whole of the State. Clause 7(1) requires the consent authority to consider whether land is contaminated prior to the consent of development on that land. A preliminary investigation has revealed that there may be varying degrees of contamination in selected areas of imported fill within the site. In this regard, a contamination report will be provided as part of a future DA submission to Council. This report will identify any contaminants over the site and provide measures to ensure that the site is suitable for the proposed use.

3.1.5 State Environmental Planning Policy (SEPP) No. 65 Design Quality of Residential Flat Development

SEPP No. 65 Design Quality of Residential Apartment Development was gazetted on 26 July 2002 and may apply to the component of the development that includes self-contained dwellings. The design principles have been considered in the proposed seniors housing development and a SEPP 65 Report will be prepared by Thomson Adsett Architects as part of a future DA submission. This report will indicate that the proposal is satisfactory in terms of the nine principles, being Context, Built Form & Scale, Density, Sustainability, Landscape, Amenity, Safety, Housing Diversity & Social Interaction and Aesthetics.

The report will also consider the compliance of the proposal in respect of the independent living units with the key considerations of the Apartment Design Guide (ADG). Based on the information provided, the following comments are provided in respect of the key controls:

- All the units comply with the minimum requirements for internal area and are capable of complying with the majority of private open space requirements;
- 63.4% of the independent living units will be cross ventilated; and
- 75% of the units will receive at least 2 hours direct sunlight between 9am and 3pm in living and private open space areas.

In our opinion, the proposal will adequately satisfy the provisions of SEPP No.65 as well as the relevant controls contained in the Apartment Design Guide. This will be outlined in more detail as part of a future DA submission.

3.1.6 Lane Cove Development Control Plan (DCP) 2010

The Lane Cove DCP came into force on 22 February 2010. The DCP applies to the site and the proposed development. Part C of Council's DCP contains specific controls relating to Residential Localities. The subject site is identified as Locality 7 – 266 Longueville Road.

The compliance of the proposal against the site specific and general controls in the DCP are summarised below.

TABLE 3: LANE COVE DEVELOPMENT CONTROL PLAN 2010			
Site Area: 9,204m ² (The R4 Zoned Land)			
Provision	Requirement	Proposal	Complies/Comments
Height	62.8 AHD maximum level	Main roof levels are 62.8 AHD. Additional height is due to access to roof terrace	Partial compliance
Floor Space Ratio	1.1:1 Additional 0.5 may be permissible under SEPP Seniors Living (Total 1.6:1)	1.58:1	YES
Building Separation	12m – up to 4 storeys 18m – 5 storeys and up	12m – 17m approx	Partial compliance
Building Depth	Maximum 18m depth excluding balconies	15m - 24m excluding balconies	Variation sought given privacy, solar access and ventilation provisions are met.
Front Setback	8m	8m at and above street level.	YES
Side setback (southern)	6m up to 4 storeys Additional 3m setback for 5 th and above.	Setback greater than 6m on all levels. 9m at upper levels	YES
Side setback (northern)	12m	12m – 25m	YES
Rear setback	6m up to 4 storeys 9m for 5-8 storeys	6.5m – 13.7m setback to balcony	Partial compliance
Vehicle Entry	Limited to one access point. Utilise existing egress/easement.	One access point to porte cochere and one exit point	Refer to Traffic Report to be submitted as part of future DA
Car parking	Provide underground car parking. Soft landscaping to be utilised above car parking.	Underground car parking provided. Some landscaping provided over	YES
Building Orientation/Length	Max 40m oriented towards Longueville Road.	Building length is angled and less than 40m fronting Longueville Road	YES
Views and Vistas	Maintain views through to North Sydney and native bushland.	Setbacks maintain some views	YES
Pedestrian Connection/Through-site link	Through-site pedestrian connection to Longueville Road in accordance with AS1428.1.	Through site pedestrian connection is provided	YES Able to comply as part of future DA submission
	Pathway set back minimum of 2m from northern boundary.	Pathway set back minimum of 2m from northern boundary.	YES
	Minimum pathway width is 2m.	Pathway is approximately 2m in width.	Able to comply
Landscaping/Public Park	Retain native bushland and provide landscaped buffer to golf course.	Majority of native bushland to the east is to be retained	YES
	Provide green link and lineal park from Longueville Road. Improve natural surveillance, visibility and security.	Green link and lineal path from Longueville Road is provided	YES.

Landscaping buffer to southern boundary	Provide landscape buffers between 268 Longueville Road and dominant building forms on site.	Landscaping provided within the southern setback	YES
GENERAL PROVISIONS			
Provision	Proposal	Complies/Comments	
Building with frontage to Longueville Road must be read as max 3 storey.	Longueville Road frontage appears as part 2 and part 3 storeys	YES	
Buildings at rear of the site no higher than those with frontage to Longueville Road.	Majority of proposal has a height that matches adjoining Timbertops	YES	
Development should step down the site and respond to topography of land.	Building C step down occurs only if penthouse units are not included in the proposal	Variation sought as part of future DA	
Buildings at interface of the bushland are to have upper level setbacks of 3m above four storeys.	Parts of Building C are set back at the top level	Variation to be sought as part of future DA	
Locate private and public open space at interface of the bushland and golf course.	Private and public open space is provided at the interface of bushland and golf course	YES	
Utilise varying external materials and architectural embellishments. Articulate, modulate and emphasise building form.	Varying materials and architectural modulation and detail will be proposed	YES	
Orientate building to improve privacy. Limit opportunities for overshadowing.	Building separation and setbacks proposed from adjoining development are proposed to maintain privacy and limit overshadowing	YES	
Accessible pathways should include covered elements, landscaping and greenery.	Pathways are designed to include landscaped elements	YES	
Integrate lighting into the public domain. Improve natural surveillance, visibility and security.	Lighting in the public domain will be provided	Able to comply	
Reduce visual prominence of underground car parking through landscaping.	Basement car parking below street level and not readily visible	YES	
Allow for possible roof gardens.	Roof gardens proposed to selected areas	YES	
Seniors Living accommodation should ensure good solar access and well configured open space to the public domain that is easily accessible.	The configuration of buildings will enable rooms and units to have solar access. Courtyards provide a connection to the public domain where practicable	YES	
Internal configurations meet the requirements of SEPP Seniors Living 2004, Seniors Living Policy, Urban Design Guidelines for Infill Development 2004.	Proposal is capable of satisfying the relevant requirements of the Seniors living policies and guidelines	Able to comply	
Private balconies above ground floor minimum of 10m ² with dimension of 3m. Private balconies to one bedroom apartments above ground floor should be minimum 6m ² with dimension of 2m.	Majority of 2 and 3 bed unit balconies above ground level are >10m ² . Majority of 1 bed unit balconies are >6m ² with minor exceptions	Communal courtyards provide additional recreational areas where variations to the private open space occur.	

3.1.7 Strategy for an Age Friendly Lane Cove: 2014 – 2017 Action Plan

The Strategy for an Age-Friendly Lane Cove Action Plan was prepared for Lane Cove Council, in order for Council to gain membership of the World Health Organisation (WHO) Global Network of Age-Friendly Cities and Communities. The Action Plan would assist Council in creating an environment that will promote active ageing and increased community engagement. Under the title of "Housing", the goal under the Action Plan states, inter alia:

to increase the opportunities for older people to access appropriate and affordable housing options, including residential aged care without leaving Lane Cove

The proposal will assist Council in achieving its housing goals by providing a seniors housing development which contains a residential aged care facility and a diversity of self-contained units, some of which will be nominated as affordable places. This development contains a number of recreational facilities and is well located near public transport and other services in Lane Cove.

3.2 Public Interest

Lane Cove is experiencing a progressively ageing population. ABS Census data indicates that the Lane Cove LGA is experiencing an increase in the number of people over 65 years of age, from 12.5% of the population in 2006 to 13.2% in 2011. The Draft North District Plan estimates a substantial increase in the number of people in the 65-84 and 85+ age brackets over the next 20 years. Accordingly, there will be an increasing demand for aged care accommodation.

In our opinion, a seniors housing development on the subject site will have substantial social and economic benefits within the Lane Cove municipality and wider community. The proposal will enable residents of the Lane Cove community and surrounding areas to access a wide range of aged care and self-care accommodation, in a location that has access to primary bus routes and alternate forms of transport. The building provides high quality "Ageing In Place" accommodation which is in limited supply in the Lane Cove LGA.

Additionally, future residents will have access to on-site cultural and recreational facilities. This is in addition to the existing retail, commercial, health, recreational, community, cultural and transport services in the nearby Lane Cove Village and surrounding suburbs.

The proposal will also provide employment opportunities during its construction and operational stages and the influx of new residents in the locality will also have commercial benefits for local business operators. For the reasons stated above, it is our opinion that the proposed development is in the public interest.

4.0 STATEMENT ON THE SEPP COMPATIBILITY CRITERIA

This section outlines how the site is suitable for more intensive development and whether the proposed seniors housing development is compatible with the surrounding environment. The NSW Department of Planning and Environment identifies five criteria which are to be considered as part of the SCC application. The criteria and our response will be outlined in the following paragraphs.

Criteria 1: The natural environment (including known significant environmental values, resources, or hazards), and the existing uses and approved uses of land in the vicinity of the proposed development

Response: The natural topography of the site involves considerable fall from west to east. Parts of the site were filled with imported material and benched in order to create the existing bowling greens.

The proposal will remove the existing fill and undertake excavation to accommodate the development, including car parking. The majority of this excavation will occur away from the site's boundaries and neighbouring properties. A geotechnical report will be prepared as part of a future DA submission, which will include recommended excavation and basement construction techniques to avoid adverse impacts on adjoining land and structures. The above-ground structures will also be set back to allow for extensive planting in the form of trees, shrubs and groundcover throughout, which will provide a landscaped buffer between the site and adjoining residential development to the north and south and complement the existing bushland on the east, which will be retained.

Extensive areas of publicly accessed open space will be provided in the form of a public park with frontage to Longueville Road and a landscaped walkway/through-site link along the site's northern boundary which will provide a future pedestrian connection between the park and the golf course to the east. Communal courtyards for the residents will be provided within the development to assist with social inclusion.

The proposed landscaping will enhance scenic appearance of the site when viewed from the street and surrounding development, and provide functional outdoor recreational spaces for residents and visitors alike.

A landscape concept plan prepared by Taylor Brammer Landscape Architects forms part of this application and is submitted separately.

Criteria 2: The impact that the proposed development is likely to have on the uses that are likely to be the future uses of the land

Response: The proposal will be located on underutilised and underdeveloped Council owned land that has been earmarked for redevelopment to improve the social and community outcomes for the locality. The proposed seniors housing development will operate under a long term lease arrangement and has been designed to reflect this through the provision of well-designed rooms, self-contained units that generally satisfy the requirements of the Apartment Design Guide, provision of staff facilities, recreational facilities and outdoor spaces. The proposal will include a public park and through-site link which will also be maintained for the life of the development.

Criteria 3: The services and infrastructure that are or will be available to meet the demands arising from the development (particularly retail, community, medical, and transport services having regard to the location and access requirements set out in clause 26 of the SEPP) and any proposed financial arrangements for infrastructure provision

Response: The site is located approximately 800m away from the Lane Cove Village, which contains a wide range of social, retail, commercial, medical, community and recreational services. A bus stop is located on the eastern and western sides of Longueville Road, in front of the site. This provides direct access to regular public transport services along Longueville Road via Sydney Buses Route Nos. 253 and 254. These services have bus stops well within 400m of the facilities in and around the Lane Cove Village, from which there are connecting bus services to Chatswood, North Sydney and surrounding suburbs.

Within the development, facilities such as games rooms, rehabilitation gym, hair salon, library, art gallery and communal outdoor open space will be provided to enhance the social, cultural and physical well-being of its residents. As the site is within an established area, electricity, telephone, water and sewerage are also readily available and can be suitably connected and upgraded as required to suit the development.

Criteria 4: In the case of application in relation to land that is zoned open space or special uses – the impact that the proposed development is likely to have on the provision of land for open space or special uses in the vicinity of the development

Response: The subject site is zoned R4 – High Density Development and is located adjacent to land on the eastern side which is zoned E2 – Environmental Conservation under the Lane Cove LEP. There are no Special Use zones adjoining the site. In our opinion, the proposal is not likely to result in adverse impacts on the adjoining E2 zoned land. Excavation and construction methods recommended by geotechnical and other consultants will be employed to avoid site disturbance on adjoining properties. The existing vegetation on the E2 zoned site will be retained to enhance the landscaped character of the area and the eastern portion of the new pedestrian walkway that will connect with the golf course will be designed to ensure that there is minimal disturbance to any existing significant planting.

Criteria 5: Without limiting any other criteria, the impact that the bulk, scale, built form and character of the proposed development is likely to have on the existing uses, approved uses and future uses of land in the vicinity of the development

Response: The site is located in an area that contains a mix residential building types, a golf course, Buddhist Temple, and some nearby commercial uses. The proposal will make a positive contribution to the locality by providing seniors housing in a highly accessible area and will be of a built form that addresses the street, provides access to the facilities for public use and is compatible with the uses of surrounding development.

When viewed from Longueville Road, the proposal will appear as a part two and part three storey development which is contextually compatible with development in the locality. As the existing bushland to the east of the development site will be retained, the proposal will be largely screened when viewed from the golf course. By providing three separate built forms with central courtyards and setbacks of up to 25m, there is a high degree of articulation and opportunities for substantial landscaping.

The provision of a café and shop will promote integration with residents of the facility and the general public. The inclusion of a public park and through site link on the northern side

will provide additional recreational facilities, provide visual connectivity with the communal courtyards within the development and create a more engaging public/private interface.

Three dimensional images that show the proposed streetscape and internal courtyards are shown in Figure 5 on the following page.

The proposed built form is also unlikely to result in unreasonable amenity impacts on adjoining development. In respect of solar access, shadow diagrams have been prepared by Thomson Adsett architects, which indicate the extent of solar access available to both the proposed development and adjoining properties. While there will be solar impacts as a result of the proposed development, this is inevitable, given the adjoining site has not been developed to its potential. Notwithstanding this, the overall built form location, setbacks and height have been designed to ensure solar impacts are minimised. More detailed shadow diagrams will form part of a future DA submission.



Figure 5: 3D Street and Courtyard Images of the Proposal

Privacy for adjoining development to the north and south will be achieved with building setbacks and landscaping and careful location of windows. Within the proposed development, privacy will be maintained through building separation and provision of screens and careful placement of windows. An Acoustic Report that forms part of a future DA submission will assess the acoustic impact of the proposal on surrounding development and will include measures to mitigate any acoustic impacts. Given the location of the subject site, there are not likely to be any significant views available from neighbouring properties.

A preliminary Traffic Report has been prepared by the Transport Planning Partnership Pty Ltd to examine the traffic, parking and access implications of the proposed development and is submitted separately. The report concludes that the site is feasible for the proposed development and that traffic and parking effects will be manageable. Further details will be provided as part of a future DA submission.

5.0 CONCLUSION

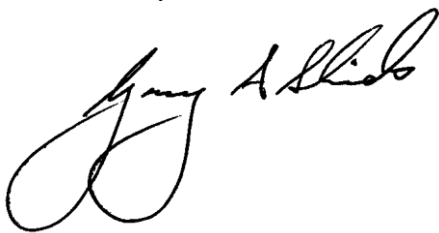
In our opinion, the proposed seniors housing development will provide high quality accommodation and extensive services for seniors, will activate the street and have a built form that will complement the surrounding development in Lane Cove.

The proposal complies with the FSR standard under the SEPP Housing for Seniors and complies with the majority of provisions under the Lane Cove DCP. While the proposal breaches the height standard under the LEP, the proposal has been designed to minimise amenity impacts on adjoining development and is an appropriate design response given the unusual site constraints. As important, the proposed development will respond to the relevant goals set out in the NSW Department of Planning document “*A Plan for Growing Sydney*” in respect of accommodation and services for senior persons.

Submitted with this application are architectural drawings prepared by Thomson Adsett and Landscaping Plans prepared by Taylor Brammer along with supporting documentation and/or drawings from landscape, environmental and traffic consultants.

We look forward to a favourable recommendation for a Site Compatibility Certificate, which will facilitate a smooth passage of the DA and will have benefits for the community. Please do not hesitate to contact our office on 9362 3364 if you require any clarification or additional information.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Gary A Shiels', with a large, stylized initial 'G'.

Dr Gary A Shiels
MANAGING DIRECTOR