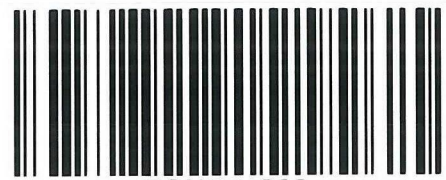




Lane Cove Council



PCU071060

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Mr. Wayne Williamson
Team Leader, Sydney Region East
Planning Services, NSW Planning & Environment
GPO Box 39,
SYDNEY NSW 2001
Attention Mar Su

Date: 30 May 2017
Doc Ref: 30414/17



Dear Mr. Williamson,

Re: SITE COMPATIBILITY CERTIFICATE - 266 LONGUEVILLE RD, LANE COVE

We refer to your letter dated 11 May 2017 requesting Council's comments on the application for a site compatibility Certificate for 266 Longueville Rd, Lane Cove. This application and accompanying report by the applicant was reviewed by Council staff. The proposal has been assessed for consistency of the proposed development with the criteria listed in Clause 25(5) of the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*.

Council considers that with conditions in place, the proposed seniors housing development as presented is compatible with the surrounding environment and locality – and can now proceed to the lodgement of a development proposal

Under clause 25(5)(b), the application is assessed against the following criteria:

(i) 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.

Extensive remediation works will be conducted to ensure the site is suitable for residential purposes and open space (proposed park) as part of the proposed development of the site.

The proposed building envelopes have taken into consideration the natural characteristics of the land having regard to existing native vegetation and trees and the steep topography of the land.

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. Further to the north are multi storey residential flat buildings along Longueville Road.

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. Further to the south are two and three storey residential buildings,



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The proposed use as multi-level residences – effectively presenting to the street as three-storey residential flat buildings – is consistent with the neighbouring RFBs along Longueville Road. There is some inconsistency of use with the mostly two storey freestanding dwelling houses at Nos. 42-58 Richardson. However, this difference is largely unnoticeable due to the height difference down to the subject site, and the provision of a public walkway and park in this separation area.

(ii) the impact that the proposed development is likely to have on the uses that, in the opinion of the Director-General, are likely to be the future uses of that land,

With regard to information from the Director-General on future uses of land in the vicinity, the area is not identified for strategic consideration in the Department of Planning & Environment's draft *North District Plan*, nor in *A Plan for Growing Sydney*. The proposal is consistent with the NSW *State Environmental Planning Policy (SEPP) (Affordable Rental Housing) 2009*.

The impacts of the proposed development will be adequately considered by the end design of the development through the SEPP 65, Seniors SEPP and Lane Cove LEP 2010 assessment which requires the proposal to have regard to the impacts to neighbouring properties and the surrounding natural environment.

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

The impacts of the proposed development will be adequately addressed by the end design of the development through the SEPP 65, Seniors SEPP and Lane Cove LEP 2010 assessment which requires the proposal to have regard to the impacts to neighbouring properties and the surrounding natural environment. In particular, Clause 26 requires that residents of the proposed development will have access that complies with gradients specified in subclause (2) to:

- (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and
- (b) community services and recreation facilities, and
- (c) the practice of a general medical practitioner.

And a public transport service is available to the residents who will occupy the proposed development:

- (i) that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and



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- (ii) that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1),

A bus service, operating during the hours stipulated in Clause 2(b)(iii), is located directly outside the location of the development on Longueville Road. This links residents to the nearby Lane Cove Village. This satisfies the requirements of Clause 26.

- (iv) in the case of applications 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 and special uses in the vicinity of the development,

Land to the east of the site is zoned E2. However, this is not the subject site, which is zoned entirely R4 High Density Residential. The eastern edge of the proposed developments is set back from the SEPP19 Bushland in the E2 zone. The D.A. will need to address SEPP 19 – Bushland in Urban Areas, and Council's bushland requirements contained in the DCP as part of the D.A.

- (v) 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,

Bulk and scale, and built form:

In terms of the Apartment Design Guideline, elements relevant to bulk and scale can be addressed as part of a future DA submission. *A report is required addressing SEPP No. 65 Design Quality of Residential Apartment Development. The proposal must be satisfactory in terms of the nine principles, being Context, Built Form & Scale, Density, Sustainability, Landscape, Amenity, Safety, Housing Diversity & Social Interaction and Aesthetics.*

However, Lane Cove LEP 2009 sets a maximum height of building of RL62.8. In response, the proposal generally complies with RL62.8 for main roof levels. It is however, up to 3.1m above this "to provide access to a rooftop terrace in Building B and to accommodate top floor units at Building C."

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**

The Pre-DA Planning Report stated that a Clause 4.6 variation will be submitted for Council's consideration as part of the D.A... This variation to the LEP building height development standard (above the LEP's max. RL of 62.8) has the potential to impact the amenity of neighbouring properties to the north and south. The proposed bulk and scale of the buildings has in the past attracted some community concern. Concerns relating to district views across the site from the north, and



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shade impacts on the building to the south, among other issues of local character arise from the departure sought to the building height.

As stated in the *Architectural Design Report*,

The slope of the site, downwards towards the golf course, allows for more levels whilst maintaining the height limit set by the existing building to the south, Timbertops. [p.8]

The proposal will need to provide adequate building separation to the Timbertop units to alleviate potential visual and acoustic impacts for both residents within the development, and to ensure that the Timbertop units will receive sufficient solar access to living spaces and balconies.

Views currently enjoyed by some homes along Richardson St West, adjoining the site to the north are not to be unduly obstructed. Adequate building separations are to be proposed and analysis provided at the DA stage having regard to overlooking of rear yards of properties on Richardson St West – given the steep slope of the site away from the street, and existing vegetation along the common boundaries, overlooking impacts may not be adverse but consideration of such is to be provided.

Character:

As seen from the Longueville Road frontage, the development presents as a two-storey residential flat building, consistent with the 2-and-3-storey streetscape to the north and south.

Note: Criterion (vi) regarding the Native Vegetation Act does not apply to the subject site, under Part 3 of Schedule 1 of that Act.

Conditions: (7) A certificate may certify that the development to which it relates is compatible with the surrounding land uses only if it satisfies certain requirements specified in the certificate.

Conditions are identified:

Further careful consideration of the bulk and scale of any proposed buildings should be given by the applicant in the final design of the proposal with regard to the amenity impacts on neighbouring properties, especially to the north and south.

Conclusion:

Council considers that with this condition in place, the proposed seniors housing development as presented is *broadly compatible* with the surrounding environment and locality – and can now proceed to the lodgement of a development proposal



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If you wish to discuss this matter, please feel free to contact Terry Tredrea, Council strategic planner on 9911 3580.

A handwritten signature in blue ink, consisting of a stylized 'M' followed by a long, sweeping horizontal line.

Yours sincerely,

Michael Mason,
Executive Manager – Environmental services