

planning proposal
report



planning proposal report



28 lockwood avenue
belrose

prepared for
Platinum Property Advisors Pty Ltd

prepared by



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1 executive summary

1.1 Overview

This Planning Proposal Report has been undertaken on behalf of our client, Platinum Property Advisors Pty Ltd. The intended outcome of this Planning Proposal is to gain support from Northern Beaches Council to enable opportunities for the future redevelopment of 28 Lockwood Avenue, Belrose (the Site). Specifically, it is intended to enable a mixed-use development comprising commercial premises, a residential flat building and multi dwelling housing.

The Site is currently zoned B2 Local Centre under *Warringah Local Environmental Plan 2011* (WLEP 2011). The B2 Local Centre zone currently prohibits all residential accommodation, with the exception of shop top housing. The Site is also subject to a maximum building height of 8.5m.

The Planning Proposal seeks to amend WLEP 2011 as follows:

- Amendment to Schedule 1 Additional Permitted Uses to allow development for the purposes of *multi dwelling housing* and *residential flat building* at 28 Lockwood Avenue, Belrose.
- If required, additional clause associated with the proposed additional permitted uses stating that consent must not be granted for a *residential flat building* at 28 Lockwood Avenue, Belrose unless a minimum Floor Space Ratio of 0.5:1 is provided on the site for *commercial premises*.
- Amend the maximum height of buildings for 28 Lockwood Avenue to part 9m and part 15m, in accordance with the proposed mapping.

Support for the intended outcome is based on the following:

- It is consistent with the vision and objectives of relevant strategic plans, including the State Government's "*A Plan for Growing Sydney*".
- The Site is in close proximity to public transport and local retail and commercial services.
- It results in minimal and appropriate environmental impacts and allows a more appropriate residential/commercial interface.
- It provides more housing choices in an accessible location.
- It provides the opportunity to retain existing vegetation and pedestrian links through the Site.
- It allows an appropriate redevelopment of a significant land parcel that integrates the Site with the local centre and surrounding residential areas.

1.2 Concept Master Plan

A Concept Master Plan has been prepared by DKO Architecture. It has been developed through a detailed Urban Design Analysis of the Site and its surrounding context. The Concept Master Plan demonstrates the ability of the Planning Proposal to accommodate the following:

- A variety of residential accommodation comprising 63 dwellings with a mixture of one, two and three bedroom apartments and multi dwelling housing.
- 2,768m² of commercial Gross Floor Area for uses complementary to the existing facilities in the local centre, such as a gym.
- Vehicular access via Glenrose Place and on-site basement car parking.
- Retention of significant vegetation in the south west corner of the Site and supplementary landscaping.
- Pedestrian through-links across the Site providing access from Lockwood Avenue to Glenrose Place.

1.3 Planning Outcomes

The Site is considered to be suitable for a mixed-use development comprising commercial and residential land uses and as such, represents a strategic opportunity to:

- Contribute to the available local supply of good quality housing. The Site provides an opportunity as a significant landholding that can deliver high quality new housing in the short term.
- Support growth within existing, well-connected, centres. It provides additional housing opportunities in close proximity to existing facilities, services and public transport.
- Develop without adverse traffic or parking impacts. Existing traffic characteristics, within the local area, have been considered and addressed.
- Ensure that future development can achieve the principles and requirements of State Environmental Planning Policy 65 and the Apartment Design Guide. The Concept Master Plan has been prepared following a detailed analysis of the Site and surrounding locality.
- Maintain the residential amenity of existing properties immediately surrounding the Site.
- Provide a development that is consistent with the State and Local level strategic planning frameworks.

In considering this Planning Proposal, it is recommended that Northern Beaches Council resolve to support the changes to WLEP 2011 and forward the Planning Proposal for a Gateway Determination to undertake the following:

- Amendment to Schedule 1 Additional Permitted Uses to allow development for the purposes of *multi dwelling housing* and *residential flat building* at 28 Lockwood Avenue, Belrose.
- If required, additional clause associated with the proposed additional permitted uses stating that consent must not be granted for a *residential flat building* at 28 Lockwood Avenue, Belrose unless a minimum Floor Space Ratio of 0.5:1 is provided on the site for *commercial premises*.
- Amend the maximum height of buildings for 28 Lockwood Avenue to part 9m and part 15m, in accordance with the proposed mapping.

2 introduction

2.1 The Client

This Planning Proposal Report has been prepared for Platinum Property Advisors Pty Ltd. The Planning Proposal seeks to facilitate the development of a mixed-use development comprising commercial premises, a residential flat building and multi dwelling housing at 28 Lockwood Avenue, Belrose (the Site).

2.2 The Proposal

The intended outcome of this Planning Proposal is to gain support from Northern Beaches Council to enable opportunities for the future redevelopment of 28 Lockwood Avenue, Belrose (the Site). Specifically, it is intended to enable a mixed-use development comprising commercial premises, a residential flat building and multi dwelling housing.

The Site is currently zoned B2 Local Centre under *Warringah Local Environmental Plan 2011* (WLEP 2011). The B2 Local Centre zone currently prohibits all residential accommodation, with the exception of shop top housing. The Site is also subject to a maximum building height 8.5m.

The Planning Proposal seeks to amend WLEP 2011 as follows:

- Amendment to Schedule 1 Additional Permitted Uses to allow development for the purposes of *multi dwelling housing* and *residential flat building* at 28 Lockwood Avenue, Belrose.
- If required, additional clause associated with the proposed additional permitted uses stating that consent must not be granted for a *residential flat building* at 28 Lockwood Avenue, Belrose unless a minimum Floor Space Ratio of 0.5:1 is provided on the site for *commercial premises*.
- Amend the maximum height of buildings for 28 Lockwood Avenue to part 9m and part 15m, in accordance with the proposed mapping.

The Planning Proposal is accompanied by a Concept Master Plan prepared by DKO Architects to provide a comprehensive analysis of the Site's opportunities and constraints. It is submitted as part of this Planning Proposal to inform and support the proposed amendments to WLEP 2011.

2.3 This Report

The Planning Proposal Report has been prepared in accordance with:

- Section 55 of the Environmental Planning and Assessment Act 1979 (the EP&A Act)
- The relevant guidelines prepared by the then NSW Department of Planning and Infrastructure including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.
- Section 117 Directions.

The Planning Proposal includes the following information:

- A description of the Site and its context.
- Indicative site plan showing sufficient detail to indicate the effect of the proposal (Concept Master Plan prepared by DKO Architecture).
- Statement of the objectives and intended outcomes of the proposal.
- Explanation of the provisions of the proposal.
- Summary of the justification of the proposal.
- Description of the community consultation process that would be undertaken.
- Conclusion to this Report.

2.4 Background

On 6 October 2016, a high-level meeting was held at Northern Beaches Council to discuss the built form options and the appropriate planning proposal/assessment processes. Several design options were discussed including a potential Voluntary Planning Agreement for pedestrian through-links across the Site and the retention of significant vegetation.

On 23 February 2017, a meeting was held with Northern Beaches Council and key issues surrounding permissibility, building height, urban design and landscaping were discussed. As a result of the meeting, Council recommended that a planning proposal should be submitted.

The Planning Proposal, as submitted, has considered the outcomes of these meetings and is reflected in the intended outcomes for the Site and the submitted Concept Master Plan prepared by DKO Architects.

3 the land to which the planning proposal applies

3.1 Description of the Site

The Site is known as 28 Lockwood Avenue, Belrose and is legally identified as Lot 1 DP 1199795. It is located on the northern side of the intersection of Lockwood Avenue and Glen Street, with Glenrose Place adjoining the east of the Site. The Site is irregular in shape with a total site area of 5,322m². There is a considerable slope on the Site from Lockwood Avenue, falling down to the north towards Glenrose Place.

The Site currently accommodates the Belrose Library building (now closed). The building is located centrally on the Site with mature trees and public pedestrian links surrounding the building, providing access from Lockwood Avenue to Glenrose Place.

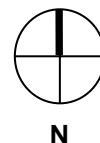
Figure 1 | The Site



Source: Six maps 2017



The Site: 28 Lockwood Avenue, Belrose



3.2 The Locality

The Site is located within the suburb of Belrose in the Northern Beaches Local Government Area. Belrose is predominantly residential in character with a local commercial centre. The Site is located adjacent to the Glenrose Village Shopping Centre, which incorporates a Woolworths and Aldi Supermarket, as well as a variety of food and retail stores. The local centre also comprises the Glen Street Cultural Hub, which holds a library and the Glen Street Theatre. A Caltex Service Station adjoins the Site to the east.

Due to the local nature of the commercial centre, Belrose is not identified in the current Metropolitan Planning Strategy, *A Plan for Growing Sydney*. Nearby centres that have been identified as a priority for growth include the Northern Beaches Hospital Precinct and Brookvale/Dee Why Town Centre, which are located between three to eight kilometres from the Belrose local centre.

The area surrounding the Site is predominantly characterised by low density residential development to the south and west and recreational reserves to the east.

Figure 2 | Local context



Source: DKO Architecture: Urban Design Analysis (2017)

3.2.1 Adjoining Sites to the East

60 Glen Street, Belrose

This property is located on the corner of Glen Street and Glenrose Place and accommodates a Caltex Service Station. Vehicular access and egress is via Glen Street. The property is predominantly hardstand with landscaped planters extending along the street frontages.

106 Blackbutts Road, Belrose

This property comprises the Glen Street Cultural Hub and Energize Health Club. It is located on the southern side of Glen Street and makes up part of the Glen Street Theatre revitalisation that is currently being undertaken by Council. At grade parking is located in the eastern corner of the property. Large trees are located along the property boundaries.

3.2.2 Adjoining Sites to the South

23 Lockwood Avenue, Belrose

This property consists of a single storey detached residential dwelling with pitched tile roofing. It is predominantly turfed with vehicular access from Peacock Parade.

25 Lockwood Avenue, Belrose

This property is currently used as a Dental Practice. A single storey detached building is centrally located on the property. Customer car parking is located within the frontage to Lockwood Avenue with vehicular access from Lockwood Avenue. Several large mature trees are located on the property.

3.2.3 Adjoining Sites to the West

1 Ashworth Avenue, Belrose

Glen Kindergarten is located on the property, adjoining 28 Lockwood Avenue. The pre-school facility is a two-storey detached brick building with pitched tile roofing. A playground area is located within the front setback and vehicular access is via Ashworth Avenue.

Council Reserve

A small Council reserve used as an easement/pocket park is located at the south west corner of 28 Lockwood Avenue. It currently comprises a grassed area, with some footpath access from Lockwood Avenue to Glenrose Place, in conjunction with the adjoining Site at 28 Lockwood Avenue.

3.2.4 Adjoining Sites to the North

Glenrose Shopping Village

The Site is located adjacent to the Glenrose Village Shopping Centre, which incorporates a Woolworths and Aldi Supermarket and a variety of food and retail stores. The property has a total site area of 12,000m². At grade parking is located along the south-western boundary.

3.3 Planning Context

Warringah Local Environmental Plan 2011

The relevant local planning instrument applicable to the Site is the Warringah Local Environmental Plan 2011 (WLEP 2011). Table 3.1 outlines the current zoning and key built form controls relevant to the Site.

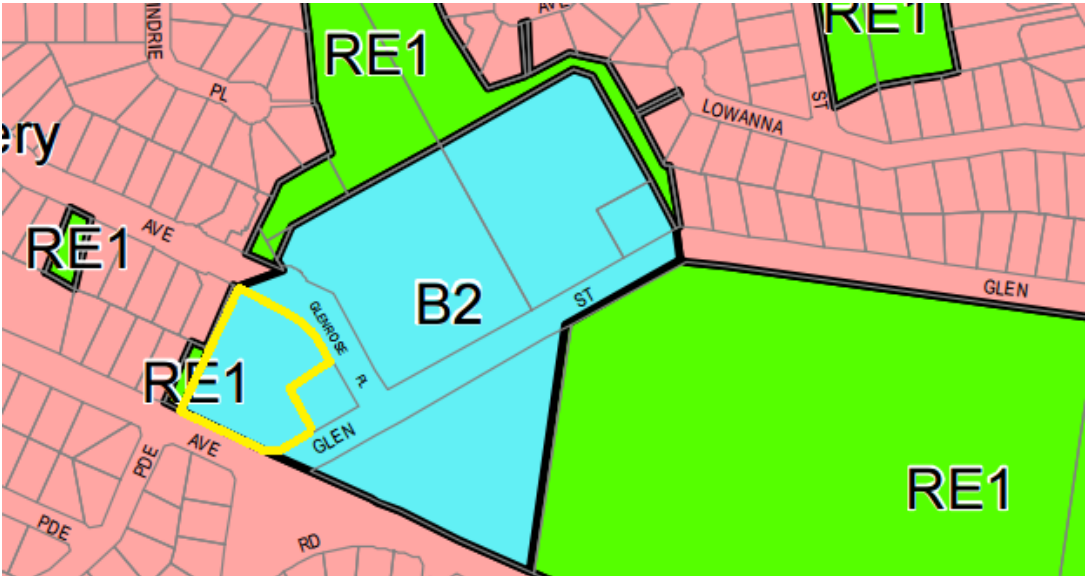
Table 3.1| Zoning and Built Form Controls

Address	Zone	FSR	Building Height
28 Lockwood Avenue, Belrose	B2 Local Centre	N/A	8.5m

Under WLEP 2011, the Site is identified as being zoned B2 Local Centre. The B2 Local Centre, including the Site, is predominantly surrounded by RE1 Public Recreation, with R2 Low Density Residential zones to the south and west (refer Figure 3).

It is noted that the B2 zoned land is all subject to an 8.5m maximum building height however, both Glenrose Shopping Village and Glen Street Cultural Hub currently exceed this development standard.

Figure 3 | Zoning Map Extract from WLEP 2011



Source: legislation.nsw.gov.au

4 request to prepare a planning proposal

This section of the Planning Proposal Report has been prepared to follow the structure and format of the NSW Department of Planning and Infrastructure's (now the DoP&E) *A Guide to Preparing Planning Proposals* (October 2012).

Accordingly, the Proposal is discussed in the following four parts:

- Part 1: A statement of the objectives or intended outcomes
- Part 2: An explanation of the provisions that are to be included in the proposed LEP
- Part 3: The justification for the Planning Proposal and the process for the implementation
- Part 4: Details of community consultation that is to be undertaken for the Planning Proposal

Discussion for each of the above parts is outlined below.

4.1 Part 1 – Objectives and Intended Outcomes

The primary objective of the Planning Proposal is to enable the appropriate redevelopment of 28 Lockwood Avenue. Specifically, it is intended to enable a mixed-use development comprising commercial premises, a residential flat building and multi dwelling housing on the Site. It will result in a high quality urban design outcome that will allow a meaningful contribution to subregional housing targets, while also being close to employment, local services and public transport.

The intended outcome would enable a Development Application to be lodged for a mixed-use development, consistent with the Concept Master Plan as described below.

Concept Master Plan

A Concept Master Plan has been prepared by DKO Architecture that analyses the opportunities and constraints associated with the redevelopment of the Site. The Concept Master Plan has been prepared based on the findings of an urban design analysis of the Site and its surroundings.

Figure 4 | Conceptual sketch – Glenrose Place



Source: DKO

The Concept Master Plan helps to envisage future development on the Site and inform the most appropriate planning controls required to achieve the intended outcome for the Site.

Figure 5 | Conceptual sketch – Glen Street



Source: DKO

4.2 Part 2 – Explanation of Provisions

The intended outcome of this Planning Proposal is to gain support from Northern Beaches Council to enable opportunities for the future redevelopment of 28 Lockwood Avenue, Belrose (the Site). Specifically, it is intended to enable a mixed-use development comprising commercial premises, a residential flat building and multi dwelling housing.

The Site is currently zoned B2 Local Centre under *Warringah Local Environmental Plan 2011* (WLEP 2011). The B2 Local Centre zone currently prohibits all residential accommodation, with the exception of shop top housing. The Site is also subject to a maximum building height 8.5m.

The Planning Proposal seeks to amend WLEP 2011 as follows:

- Amendment to Schedule 1 Additional Permitted Uses to allow development for the purposes of *multi dwelling housing* and *residential flat building* at 28 Lockwood Avenue, Belrose.
- If required, additional clause associated with the proposed additional permitted uses stating that consent must not be granted for a *residential flat building* at 28 Lockwood Avenue, Belrose unless a minimum Floor Space Ratio of 0.5:1 is provided on the site for *commercial premises*.
- Amend the maximum height of buildings for 28 Lockwood Avenue to part 9m and part 15m, in accordance with the proposed mapping.

The amendments proposed to WLEP 2011 are considered the most appropriate to achieve the intended outcome for the following reasons:

- The amendment to Schedule 1 of WLEP 2011 retains the B2 Local Centre zoning for the Site and, therefore, retains the strategic objectives of the B2 Local Centre zone.
- It provides the opportunity for residential land uses on the Site at ground level, where commercial premises may not be a desirable interface.
- It retains the opportunity to provide complementary commercial premises and services for the surrounding locality without directly competing with the adjacent Glenrose Shopping Village.
- It can provide confidence to Council, if required, that a residential flat building cannot be the sole land use on the Site. It will therefore remain consistent with the B2 Local Centre zone objectives.
- It adopts an appropriate range of maximum building heights to ensure amenity is maintained at any residential interface, in accordance with the massing study undertaken by DKO architects and submitted as part of this Planning Proposal.

4.3 Part 3– Justification of the Proposal

This section addresses the specific questions which “*must be discussed with reasons explained*”, as set out in Part 3 of the NSW Department of Planning and Infrastructure’s (now the DoP&E) publication: *A Guide to Preparing Planning Proposals*. This section reviews the proposed amendments to the Warringah Local Environmental Plan 2011 and addresses specific questions outlined in the Guide, which are separated into sections A to D.

Section A – Need for the Planning Proposal

Is the planning proposal a result of any strategic study or report?

The Planning Proposal is not the result of a particular strategic study or report. The catalyst for the Planning Proposal is the relocation of the Belrose Library to the adjoining Glen Street Cultural Hub. This results in the opportunity to redevelop the former Library site at 28 Lockwood Avenue in a way that enhances the locality and reflects the strategic intentions for the area. While not directly the result of any strategic study or report, it is supported by a variety of strategic reports that are discussed in greater detail in Section B.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal and Concept Master Plan outline the benefits associated with the proposed mixed-use development comprising commercial premises, multi dwelling housing and a residential flat building on the Site. It has been prepared based on a comprehensive analysis of the Site and its context, including a detailed Urban Design Analysis prepared by DKO Architects.

Given that the current B2 Local Centre zone prohibits all residential accommodation, with the exception of shop top housing, an amendment to WLEP 2011 is the only viable method for achieving the intended outcome. The proposed height of the development is also most appropriately dealt with through an amendment to WLEP 2011, rather than a variation to the current development standard.

The amendments proposed to WLEP 2011 are considered the most appropriate to achieve the intended outcome for the following reasons:

- The amendment to Schedule 1 of WLEP 2011 retains the B2 Local Centre zoning for the Site and, therefore, retains the strategic objectives of the B2 Local Centre zone.
- It provides the opportunity for residential land uses on the Site at ground level, where commercial premises may not be a desirable interface.
- It retains the opportunity to provide complementary commercial premises and services for the surrounding locality without directly competing with the adjacent Glenrose Shopping Village.

- It provides confidence to Council, if required, that a residential flat building cannot be the sole land use on the Site. It will therefore remain consistent with the B2 Local Centre zone objectives.
- It adopts an appropriate range of maximum building heights to ensure amenity is maintained at any residential interface, in accordance with the massing study undertaken by DKO architects and submitted as part of this Planning Proposal.

Is there a net community benefit?

It is considered that there will be a net community benefit to the local community and to the Northern Beaches Local Government Area. The benefits and costs associated with the Planning Proposal are discussed below:

Benefits

Increased housing supply

By including residential flat buildings and multi dwelling housing as additional permitted uses on the Site, appropriate residential accommodation can be provided at ground level. By realising a design similar to that within the Concept Master Plan, additional housing supply can be created in close proximity to existing services and public transport.

The Site is serviced with all necessary public utility services including electricity, water and sewer and accordingly, there are no impediments to future residential development on the Site. The locality is regularly serviced by buses running along Lockwood Avenue and Glen Street and there are bus stops approximately 50m from the Site.

Improvement to landscape and street character

The Concept Master Plan seeks to embrace the natural environment through the retention of vegetation on the south-east corner of the Site, and the provision of pedestrian through links across the Site that connect the nearby residential zones to the Glen Street Cultural hub and Shopping Centre. The Site will be capable of providing a high quality, appropriate mixed-use development.

Costs

Additional traffic

The proposed use of the Site for residential and commercial purposes, or those similarly permitted within the B2 zone, will likely result in additional traffic associated with future development. Given the built form controls proposed, any development will only result in minor additional traffic that will not have a material impact on the surrounding street network. The Concept Master Plan demonstrates that parking would be appropriately accommodated on the Site.

Amenity impacts during construction

The proposed site-specific amendments to Schedule 1 of WLEP 2011, will likely result in a redevelopment of the Site, which may cause temporary amenity impacts during any construction such as noise or dust.

In conclusion, the anticipated benefits associated with the Planning Proposal outweigh the costs. This is particularly the case given the costs are primarily associated with any redevelopment that would occur on the Site, regardless of the proposed changes to WLEP 2011. There is therefore a net community benefit arising from the intended outcome of this Planning Proposal.

Section B – Relationship to Strategic Planning Framework

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The following strategic planning considerations are applicable to the Site:

- A Plan for Growing Sydney
- Draft North District Plan
- Shaping Our Future – SHOROC Regional Strategy
- Warringah Community Strategic Plan 2023
- Applicable Ministerial Directions (Section 117)

There is a clear alignment between high-level strategic policy and the intended outcome for the Site. The redevelopment of the Site will respond positively to forecasted population growth and will make a valuable contribution to the availability and mix of housing within the Northern Beaches LGA. These strategies are separately discussed in detail below.

A Plan for Growing Sydney

In December 2014, the NSW Government released a new framework to guide land use and planning decisions for Sydney over the next 20 years. A Plan for Growing Sydney (The Plan) supersedes the Metropolitan Plan for Sydney 2036. The Plan identifies that over the next 20 years, Sydney's population will grow much faster than over the preceding 20 years. The Plan projects that Sydney will need approximately 664,000 additional homes over the next 20 years. The Plan includes the Government's vision for Sydney and the goals to achieve the vision, as outlined below.

The Government's vision for Sydney is: *a strong global city, a great place to live*. To achieve this vision, the Government has set the following goals:

- *a competitive economy with world-class services and transport;*
- *a city of housing choice with homes that meet our needs and lifestyles;*
- *a great place to live with communities that are strong, healthy and well connected; and*
- *a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.*

The Plan sets out actions that will assist to deliver the goals listed above. Goal 2 of The Plan addresses housing and housing choice, with the directions and actions including: accelerate housing supply across Sydney; accelerate urban renewal across Sydney; provide homes closer to jobs and improve housing choice to suit different lifestyles.

Consistent with The Plan, this Planning Proposal:

- Will deliver new and more diverse housing within the short term and as such will contribute to achieving the housing targets and housing choice.
- Responds to a recognised need (and market demand) for housing in this locality.
- Will provide new homes in close proximity to existing infrastructure and services.

The Planning Proposal directly contributes to the relevant strategic goals and directions of The Plan as discussed in Table 4.1.

Table 4.1 | A Plan for Growing Sydney

Goal	Direction	Project Contribution
1. Sydney's competitive economy	1.7 Grow strategic centres – providing more jobs closer to home	<p>The Site benefits from its proximity to public transport and services. Bus stations are located approximately 50m walking distance to the east of the Site and adjoin the southern boundary of the Site. This provides direct links to other suburbs and strategic centres such as Brookvale/Dee Why Town Centre and the Northern Beaches Hospital Precinct in Frenchs Forest.</p> <p>Increasing the population density in this highly accessible and desirable location, will assist in providing more homes near jobs and services.</p>

Goal	Direction	Project Contribution
2. Sydney's housing choices	<p>2.1 Accelerate housing supply across Sydney</p> <p>2.1.1 Accelerate housing supply and local housing choices</p> <p>2.2 Accelerate urban renewal across Sydney – providing homes closer to jobs.</p> <p>2.2.2 Undertake urban renewal in transport corridors which are being transformed by investment, and around strategic centres</p>	<p><i>The Plan</i> identifies that providing more housing and different types of housing as the population grows reduces the pressure on rising house prices.</p> <p>While the Plan is yet to identify local opportunities for renewal in this area, it does identify that the most suitable areas for significant urban renewal are those areas best connected to employment and include:</p> <ul style="list-style-type: none"> ▪ <i>in and around centres that are close to jobs and are serviced by public transport services that are frequent and capable of moving large numbers of people; and</i> ▪ <i>locations which deliver homes closer to jobs.</i> <p>The Planning Proposal utilises a large, underdeveloped Site that can expand the housing supply within walkable distance from bus routes with direct links to strategic centres. It also has direct links to education facilities, recreational facilities, medical services and shopping opportunities.</p> <p><i>The Plan</i> also notes that all suburbs of Sydney will need additional housing over the next 20 years.</p>
	2.3 Improve housing choice to suit different needs and lifestyles	<p>The Plan states:</p> <p><i>Research indicates a current shortage of semi-detached houses across Sydney and a shortage of apartments in the middle and outer areas of the city. This is affecting the capacity of people to buy or rent a home.</i></p> <p>The Planning Proposal will deliver additional housing and an appropriate variety of housing types to assist different needs and affordability.</p>

Goal	Direction	Project Contribution
3. Sydney's great places to live	3.1 Revitalise existing suburbs	<p>The Plan identifies that <i>focusing new housing within Sydney's established suburbs brings real benefits to communities and makes good social and economic sense.</i></p> <p>The Site is a large, currently unused lot under single ownership in the existing Belrose local centre. It presents an opportunity to develop new housing in a well-established suburb in close proximity to services and public transport.</p>
	3.3 Create healthy built environments	<p>By providing pedestrian pathways that help connect the Site to public transport and surrounding commercial and residential elements, the Planning Proposal is consistent with the strategic planning framework for 'walkability' for Sydney and assists in the creation of healthy built environments.</p> <p>The Concept Master Plan demonstrates the ability to retain significant vegetation on the Site, which will be a healthy and publicly accessible area that promotes outdoor activity. Warringah's Community Plan 2023 notes that the local community values outdoor activities and maintaining active lifestyles.</p>
4. Sydney's sustainable and resilient environment	4.3 Manage the impacts of development on the environment	<p>The Planning Proposal defines key principles relating to land use, massing and built form, public domain and sustainability that will guide the future development of the Site and surrounding locality, taking into consideration the Site's relationship with surrounding uses.</p> <p>The proposed development concept has been designed with building massing and orientation to facilitate future BASIX compliance, which will be documented at the development application stage.</p>

North Subregion

"A Plan for Growing Sydney" sets priorities for each sub-regional plan. For the North Subregion, one of the priorities identified is to "*Accelerate housing supply, choice and affordability and build great places to live*".

As Belrose is not identified as having a Strategic Centre, it is reliant on its local centres (Zone B2) to provide local employment opportunities and commercial

services and facilities to residents and visitors. These centres are therefore ideal strategic locations for the provision of additional housing supply.

The Planning Proposal will allow a significant number of high quality residential units to be built within a local centre, close to jobs, amenities and recreation areas that are well connected via public transport to nearby Strategic Centers such as Northern Beaches Hospital Precinct and Brookvale-Dee Why.

North District Draft Plan

The North District Draft Plan sets out the priorities and actions that will shape the District's future and guide policy decisions, while progressing the directions of *A Plan for Growing Sydney*. The Draft Plan notes that the District's population will grow by over 200,000 by the year 2036, while the make-up will change as the overall population becomes older. To meet these challenges, the Draft Plan identifies that the District will need to offer more housing choices from freestanding homes to more compact housing choices.

Furthermore, the Draft Plan's *livability priorities and actions* aim to improve on housing choice, diversity and affordability near to the District's many centres. In this context, the Planning Proposal will assist in achieving the Draft Plan's vision by allowing for a diverse range of residential dwellings to be constructed within a local centre close to jobs and accessible by public transport and existing road networks.

Shaping Our Future Regional Strategy

Shaping Our Future is the overarching integrated strategy for the Shore Region Organisation of Councils (SHOROC region), which encompasses Manly, Mosman, Warringah and Pittwater Councils. Warringah Council will seek to provide an additional 10,300 dwellings by 2031.

The Planning Proposal will aid Warringah Council (now Northern Beaches Council) in achieving this goal by increasing the housing stock within the LGA, while allowing for an appropriate residential-commercial interface.

Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

Warringah's Community Strategic Plan 2023

Warringah's Community Strategic Plan (WCSP 2023) sets out the long-term aspirations of the Warringah community. WCSP 2023 identifies six goals:

- Vibrant Community
- Lifestyle and Recreation
- Healthy Environment
- Connected Transport
- Liveable Neighbourhoods
- Working Together

Four goals are of particular relevance to the Planning Proposal. Table 4.2 demonstrates the Planning Proposal's consistency with WCSP 2023 goals.

Table 4.2 | WCSP 2023 Goals

Goal	Direction	Project Contribution
Vibrant Community	1.2 We feel safe and protected at home and in public, and we respect each other and the area	<p>The Planning Proposal will facilitate housing that meets the requirements of SEPP 65 and the Apartment Design Guide.</p> <p>The Planning Proposal does not hinder the design of housing that seeks to activate the street and provide opportunities for passive surveillance of publicly accessible open spaces. The design can be in accordance with CPTED principles in order to ensure that the community can feel safe and protected in their homes.</p>
Lifestyle and Recreation	<p>2.2 We have access to attractive parks and natural areas that encourage and support a safe healthy lifestyle</p> <p>2.3 We have inviting public spaces that are clean, green and well designed</p>	<p>The Planning Proposal retains the opportunity for existing vegetation and pedestrian through links to remain on the Site. The proposal will also provide additional housing opportunities in close proximity to numerous recreational reserves.</p>

Goal	Direction	Project Contribution
Connected Transport	<p>4.1 We have an effective interconnected public transport system that is safe, efficient and affordable</p> <p>4.2 We use a well-designed and functioning road network</p> <p>4.3 We can conveniently access parking near transport hubs and close to urban centres</p> <p>4.4 We can safely and conveniently walk or ride around Warringah</p>	<p>The Planning Proposal encourages residential accommodation in close proximity to several regular bus routes that service the immediate area and connect to important Strategic Centres such as Brookvale-Dee Why and Northern Beaches Hospital Precinct. The Planning Proposal retains the opportunity for existing vegetation and pedestrian through links to remain on the Site.</p>
Liveable Neighbourhoods	<p>5.1 We have attractive and functional urban and commercial centres that adapt to the needs of residents and business</p> <p>5.2 We encourage and support a diversity of businesses that provide a range of services and employment opportunities</p> <p>5.3 We offer a variety of housing choices that meet the needs of our community and complements local neighbourhoods and the Warringah lifestyle</p>	<p>The Planning Proposal will facilitate a variety of additional housing close to jobs and businesses within the Belrose Local Centre.</p> <p>The Proposed mixed-use development allows for diverse options in terms of the provision of commercial premises to serve the community.</p>

WCSP 2023 notes that well-planned increases in density serve an important function in preserving and enhancing unique local centres like Belrose. In this sense, the Planning Proposal meets the Strategic Plan's desired actions by revitalising the vacant library Site and by offering a variety of housing choices that meet the needs of the community and complements the local neighbourhood.

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

The Planning Proposal is consistent with the relevant State Environmental Planning Policies (SEPPs). The relevant SEPPs are identified in Table 4.3 below.

Table 4.3 | State Environmental Planning Policies

Policy	Details
SEPP 55 Remediation of Land	The potential for site contamination arising from existing site uses will be assessed at DA stage. Potential contaminants will be appropriately managed and the Site made suitable for future residential use.
SEPP 65 Design Quality of Residential Flat Buildings	SEPP 65 provides a statutory framework to guide the design quality of residential apartment developments. The Concept Master Plan prepared by DKO Architecture has been designed to facilitate future building design in accordance with SEPP 65 and the ADG. Separation distances and other amenity controls will guide the appropriate siting and design of any future Development Application. The Planning Proposal does not hinder the ability to comply with SEPP 65 and the Apartment Design Guide.
SEPP (Buildings Sustainability Index: BASIX) 2004	The BASIX SEPP requires residential development to achieve mandated levels of energy and water efficiency. The Planning Proposal will not hinder the ability to comply with BASIX at the Development Application stage.
SEPP (Infrastructure) 2007	The Infrastructure SEPP aims to facilitate the efficient delivery of infrastructure across the State. The proposed development will require existing utility services to be upgraded and/or augmented to enable the future residential population to be accommodated. These works will need to be undertaken in accordance with the provisions of the SEPP.

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

Yes, the Planning Proposal is consistent with the applicable Ministerial Directions (Section 117 Directions). Table 4.4 provides an assessment of the Planning Proposal against the applicable Section 117 Directions. Refer to Appendix A for a full assessment against the Ministerial Directions.

Table 4.4 | Relevant Section 117 Ministerial Directions

Direction	Comment
1. Employment and Resources	
1.1 Business and Industrial Zones	<p>Amending WLEP 2011 Schedule 1 will protect employment land while actively encouraging employment growth in an accessible location.</p> <p>The Planning Proposal will result in a net increase in the potential floor space for employment uses.</p> <p>Moreover, the Planning Proposal will enhance the future viability of the local centre by providing a development that is aligned with existing employment trends.</p>
3. Housing Infrastructure and Urban Development	
3.1 Residential Zones	<p>The Planning Proposal will broaden the range of housing choices and the size of the Site provides ample opportunity for good urban design. The Site is located within an established area and local services such as shops, educational, community and recreational facilities and public transport are located in close proximity.</p> <p>The Planning Proposal will make efficient use of the infrastructure and services in place.</p>

Direction	Comment
3.4 Integrating Land Use and Transport	<p>The proposal is consistent with the Direction for the following reasons:</p> <ul style="list-style-type: none"> ▪ The Site supports the principle of integrating land use and transport. ▪ The Site exhibits good access to public and private transportation use. ▪ The Site's proximity to public transport will provide opportunities for residents to access the Site. ▪ Being located with access to jobs, services, housing and public transport, the Planning Proposal reduces the number of trips generated by future development on the Site.
6. Local Plan Making	
6.3 Site Specific Provisions	<p>The Planning Proposal does not place unnecessarily restrictive site-specific planning controls on the Site. It will allow specific residential land uses (Residential flat building and multi dwelling housing) while remaining consistent with the B2 Local Centre Zone objectives.</p> <p>The Planning Proposal does not contain or refer to drawings that show details of the development proposal.</p>
7. Metropolitan Planning	
7.1 Implementation of A Plan for Growing Sydney	<p>The Site is located broadly in the North Subregion. An increase in residential density in this location will increase housing supply in proximity to bus services.</p>

Section C –Environmental, Social and Economic Impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Site is located within an established urban environment and comprises land that has been previously developed. There are no known critical habitats, threatened species or ecological communities within the Site and therefore, the likelihood of any negative ecological impacts is minimal.

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

The Site is free of major constraints and there are no likely adverse environmental impacts associated with the future development of the land that cannot be suitably mitigated through high quality building design.

The key findings of these preliminary investigations are provided below:

- Stormwater and flooding: The Site is not flood affected.
- Contamination: The potential for site contamination arising from existing site uses will be assessed at DA stage. Potential contaminants will be appropriately managed and the Site made suitable for future residential use.
- Traffic: The transport impacts are considered to be acceptable as follows:
 - The proposed development will not have any unacceptable traffic implications in terms of road network capacity, and that no road improvements or upgrades would be required as a consequence of the Planning Proposal.
 - It is envisaged that the number of parking spaces required under Council's DCP 2011 will be satisfied on Site.

Overall, it is considered that the Site will not result in any significant environmental impact that would preclude it from being redeveloped in line with the intended outcome.

How has the planning proposal adequately addressed any social and economic effects?

Social and economic effects associated with the proposed amendments to WLEP 2011 are considered to be positive given that it provides:

- Additional housing options within close proximity to public transport and strategic employment and education centres.
- An appropriate residential/commercial interface between the surrounding low density residential and commercial areas.

- Work opportunities during the construction period of any future residential development, and ongoing employment within the proposed commercial uses.
- Connectivity between commercial and residential zones surrounding the Site through the provision of public, pedestrian through links across the Site.

It is therefore considered unlikely that the Planning Proposal and intended mixed use development would have a negative economic effect upon the locality.

Section D – State and Commonwealth Interests

Is there adequate public infrastructure for the planning proposal?

The Site is well serviced by all public utility services including:

- Electricity
- Water
- Sewer
- Telephone and internet service
- Public transport

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

There has been no consultation with Commonwealth public authorities or State Government authorities. This consultation can be undertaken during the Planning Proposal process, once the matter has been referred for Gateway determination.

5 community consultation

The relevant planning authority is required to consult with the community in accordance with the Gateway Determination as required under Clause 57 of the *Environmental Planning and Assessment Act 1979*. It is expected that the Planning Proposal will be required to be publicly exhibited for 28 days in accordance with the requirements of the NSW Department of Planning and Infrastructure (now the DoP&E) guidelines *A Guide to Preparing Local Environmental Plans*.

The specific process of the community consultation to be undertaken will be determined by Northern Beaches Council as the Relevant Planning Authority however, it is anticipated that the public exhibition would be notified by way of:

- A public notice in the local newspaper(s).
- Advertising of the Planning Proposal on the Northern Beaches Council website.
- Written correspondence to adjoining and surrounding landowners.
- The Gateway Determination and Planning Proposal being publicly exhibited at Council's offices and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

The Proponent would be happy to liaise further with Council to identify appropriate opportunities for further engagement with the local community outside the formal public exhibition process, to provide a greater understanding of additional issues that are relevant to the local community.

6 conclusion

The Planning Proposal Report has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the relevant guidelines prepared by the NSW Department of Planning and Infrastructure (now the DoP&E) including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*. It sets out the justification for the proposed amendments to WLEP 2011 in relation to 28 Lockwood Avenue, Belrose. The objective is to facilitate a mixed-use development comprising commercial premises, a residential flat building and multi dwelling housing.

The Planning Proposal Report and accompanying Concept Master Plan have demonstrated that the proposed amendments to WLEP 2011 are the best means of facilitating an appropriate development outcome, as summarised below:

- The Planning Proposal achieves an appropriate built form and scale having regard to the size, topography and surrounding context of the Site;
- The Site presents an opportunity to provide a higher density residential outcome to support the Glen Street Theatre revitalisation and the Glenrose Shopping Centre.
- The project will result in a net community benefit. It will provide a high quality mixed-use environment that makes a valuable contribution to the diversity and quality of housing and commercial tenancies available within the community.
- The Site is within walking and cycling distance of recreation and shops in addition to proximity to educational, community and public transport facilities.
- The Proposal will facilitate a variety of dwelling types, which will contribute to housing supply and choice within the Northern Beaches LGA.
- The intended outcome will positively contribute to the State planning strategic goals of providing housing opportunities in areas with access to existing facilities and services. Key aspects of *A Plan for Growing Sydney* emphasise the importance of concentrating future housing in centres in view of a wide range of transport, environmental, sustainability and liveability objectives.

Overall, it is considered that the Planning Proposal is satisfactory and it is recommended that Northern Beaches Council take the necessary steps to enable it to proceed to Gateway Determination under Section 56 of the EP&A Act.