

ITEM 10.2	PLANNING PROPOSAL AND OFFER FOR FUTURE VOLUNTARY PLANNING AGREEMENT IN RELATION TO 28 LOCKWOOD AVENUE BELROSE (FORMER BELROSE LIBRARY SITE)
REPORTING MANAGER	EXECUTIVE MANAGER STRATEGIC & PLACE PLANNING
TRIM FILE REF	2017/430202
ATTACHMENTS	1 Statement of Offer of Public Benefit Prepared by Willandra Associates Pty/Ltd (Included In Attachments Booklet) 2 Planning Proposal as Amended for Submission by Council to the Department of Planning and Environment (Included In Attachments Booklet) 3 Public Submissions Report (Included In Attachments Booklet)

EXECUTIVE SUMMARY

PURPOSE

To report upon a Planning Proposal and associated offer for a future Voluntary Planning Agreement (VPA) for 28 Lockwood Avenue, Belrose.

SUMMARY

Council received a Planning Proposal on behalf of the owners of the former Belrose Library site to amend Warringah Local Environmental Plan 2011 (WLEP2011) to increase the maximum height of buildings permitted on the site from 8.5 metres to part 9 metres and part 15 metres, and to allow “multi dwelling housing” and “residential flat building” as additional permitted uses.

The Planning Proposal is accompanied by a “Statement of Proposed Public Benefits” (Attachment 1) listing certain potential benefits which may be proposed to be delivered through a future VPA, including pedestrian connections; a plaza adjoining commercial land uses; green space/ park land; and affordable housing.

The Planning Proposal and associated documentation was publically exhibited for 14 days from Saturday 26 August 2017 to Sunday 10 September 2017. Two hundred and three (203) submissions were received objecting to the Proposal and 2 submissions received in support. The main issues raised were loss of character, excessive height and density, and traffic and parking issues.

The Proposal to increase the maximum permissible building height on the site is not supported. However an amended Planning Proposal, allowing for the additional residential uses on that part of the site fronting Lockwood Avenue is generally supported, subject to maintaining requirements for a proportion of commercial floorspace on the land and subject to the negotiation of a final VPA offer from the proponent as outlined above. A draft amended Planning Proposal is at Attachment 2. The applicant, by letter dated 23 October 2017, has agreed to the submission of an amended Planning Proposal.

It is therefore recommended that Council progress an amended Planning Proposal as outlined above, subject to the negotiation of a final VPA offer from the proponent prior to formal exhibition of the Proposal following a Gateway Determination.

RECOMMENDATION OF GENERAL MANAGER PLANNING PLACE & COMMUNITY

That Council:

- A. Does not support a Planning Proposal which changes the height standard for 28 Lockwood Avenue, Belrose.
 - B. Supports an amended Planning Proposal which:
 - a) Permits additional land uses of “residential flat building” and “multi dwelling housing” on that part of the land fronting Lockwood Avenue only;
 - b) Prohibits the granting of development consent for a residential flat building or multi dwelling housing on the land unless a minimum Floor Space Ratio of 0.5:1 is provided on the site for commercial premises.
 - C. Negotiates and finalises a formal Voluntary Planning Agreement offer from the proponent which addresses pedestrian connections through the site, the provision of affordable rental housing, public space, and retention of green space to be included with the exhibition of the Planning Proposal following the Gateway Determination.
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REPORT

BACKGROUND**The Site and Locality**

The site 28 Lockwood Avenue, Belrose (the former Belrose Library site), known as Lot 1 DP 1199795, is a 5,322sqm irregular-shaped corner allotment located within the Belrose Local Centre which includes Glenrose Shopping Centre and the Glen Street Cultural Hub (Theatre, Library etc.).

Current development on the site comprises a vacated public building formerly used as the Belrose Library prior to Council's disposal of the site as part of a Belrose Revitalisation Project and Masterplan prepared in 2013. The site also contains established vegetation including canopy trees and various improvements associated with its use for parklands/childrens play and walking paths.

Council at its meeting on 26 February 2013 resolved to sell this site and use proceeds for the new library and other capitial works associated with the new Glen Street Cultural Hub. The settlement of the sale of the site was delayed to 28 June 2017 to allow for the completion of the new Glen Street Library. The site has since been secured and fenced.

The site fronts Lockwood Avenue, Glen Street and Glenrose Place and adjoins a Service Station at the intersection of Glen Street and Glenrose Place and a Public Reserve along the North West side boundary.



Figure 1: The Site and Locality (aerial)

Context and Local Character

The multiple frontages of the site present a range of contexts in which the site may be considered to contribute to local character.

The site frontage to Lockwood Avenue has a predominantly residential context. The street is a low density residential environment comprising single and two storey dwelling houses. A similar residential context exists along the North West side boundary of the site which adjoins a strip of Public Reserve located between the site and the closest residential dwelling and a Kindergarten at the northern end of the boundary. The width of this reserve is some 15m adjoining 2 Lockwood Avenue (dwelling) and 2m from 1 Ashworth Ave (Kindergarten).

The Glen Street frontage of the site is directly opposite the Glen Street Cultural Hub and prominent at the southern entry to the Local Centre precinct. At this frontage the established vegetation and tree canopy significantly contribute to the natural setting and character.

Glenrose Place is a short access road with frontage to the subject site on one side and the Glenrose Shopping Centre on the other side. The frontage has a strong commercial context, with the adjoining Service Station at the intersection of Glen Street and Glenrose Place also contributing to this context.

Current Planning Controls

The land is zoned B2 Local Centre (figure 2) as part of the Belrose Local Centre also containing the Glenrose Shopping Centre. The objectives of the LEP B2 Local Centre zone are:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To provide an environment for pedestrians that is safe, comfortable and interesting.*
- *To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of any adjoining or nearby residential land uses.*

The B2 Local Centre zone permits residential accommodation only in the form of “shop top housing” being dwelling(s) located above ground floor retail and business premises. Other types of residential accommodation that are not located above ground floor retail and business premises are not permissible in the zone.



Figure 2: Warringah LEP 2011 Zoning

The WLEP2011 Height of Buildings Map establishes a maximum 8.5 m height development standard for the site and all commercial and residential zoned in the vicinity.

The objectives of the Height of Buildings development standard are:

- *To ensure that buildings are compatible with the height and scale of surrounding and nearby development.*
- *To minimise visual impact, disruption of views, loss of privacy and loss of solar access.*
- *To minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments.*
- *To manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

PLANNING PROPOSAL

The Planning Proposal seeks amend WLEP2011 to increase the maximum height of buildings permitted on the site from 8.5m to part 9m and part 15m, and to allow additional residential uses of in the form of "multi dwelling housing" and "residential flat building" which are currently prohibited.

Under WLEP2011, multi dwelling housing and residential flat building are defined as follows:

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

The following supporting documents accompanied the submitted Planning Proposal:

- Statement of Public Benefit providing Council with an indication of the proponents intent to enter into a future VPA for certain potential benefits including pedestrian connections; plaza adjoining commercial land uses; green space/ park land; and affordable housing.
- Concept Master Plan to demonstrate the ability of the Planning Proposal to accommodate 63 dwellings, 2,768sqm of commercial floor space, vehicular access at Glenrose Place, vegetation and pedestrian site links.

ASSESSMENT OF PLANNING PROPOSAL

The assessment of the Planning Proposal is undertaken in accordance with the NSW Planning & Environment's Planning Proposals: A guide to preparing planning proposals (2016).

Part 1 - Objectives or intended outcomes

The intended outcome is to enable a Development Application to be lodged for a mixed use development of height varying from 9m-15m, comprising commercial premises, a residential flat building and multi dwelling housing at 28 Lockwood Avenue, Belrose.

Intended Outcome of Additional Permitted Uses

Proposed amendments to WLEP2011 which seek to allow multi dwelling housing and residential flat buildings on the subject site are important, as current LEP provisions allow residential development only in the form of 'shop top' housing i.e. dwelling(s) located above ground floor retail or business premises. This limitation is a common provision for B2 Local Centre zones across Northern Beaches LEPs, and ensures ground floor retail or business premises 'provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area' (WLEP2011 Zone Objective).

Part 2 - Explanation of provisions

Submitted Planning Proposal

The Submitted Planning Proposal as lodged by the Proponent and publically exhibited seeks to amend WLEP2011 as follows:

- Residential flat buildings and multi dwelling housing to be permitted over the whole site.
- Amendment to the LEP Height of Building Map is to increase the maximum height of building standard from 8.5m to part 9 and part 15m. The applicants' explanation of provisions are said to achieve the intended outcomes as 'an appropriate range of maximum building heights to ensure the amenity is maintained at any residential interface'.

An additional clause is also proposed 'if required', stating that consent must not be granted for a residential flat building unless a minimum Floor Space Ratio of 0.5:1 is provided on the site for commercial premises. The Planning Proposal states that such a provision would provide confidence to Council that 'a residential building cannot be the sole land use on the site, (and) it will therefore remain consistent with the B2 Local Centre zone objectives'.

Part 3 - Assessment

A. Need for the Planning Proposal

The Planning Proposal is not a result of any strategic study or report.

The closure of the library and its integration into the Glen Street Cultural Hub was funded by disposal of the library site (28 Lockwood Ave) as part of a Masterplan and Revitalization Project reported to the former Warringah Council in 2013. The vision for this Cultural Hub is as 'a vibrant and active community space that will invigorate the theatre and provide a state of the art library facility as well as becoming a unique destination in Sydney's cultural landscape'.

Is there a net community benefit?

The submitted Planning Proposal as exhibited and assessed is considered to result in significant adverse environmental effects which outweigh any proposed or potential benefits associated with the proposal. This is discussed in "Key Issues" below.

The applicant's Statement of Intended Public Benefit identifies the following potential public benefits which may be delivered through a future VPA.

Pedestrian Connections: A pedestrian link as proposed is supported in the context of the site. The applicant's statement affirms 'Due to the previous use, the site contains well established pedestrian links from Lockwood Avenue to Glenrose Place. These provide efficient and safe connections from the residential areas to the south and west of the site, specifically to Glenrose Village Shopping Centre and the Glen Street Cultural Hub'. The reinstatement of pedestrian access is considered to be of significant public benefit. However, opportunities appear to exist to provide pedestrian connections on land in Council ownership to the west of the site. These may be investigated separately to the current Planning Proposal.

Plaza: The Planning Proposal supports a 'high quality, structured public open space, in the form of a plaza. A plaza would improve public domain to Glenrose Place'. High quality public spaces offer significant public benefits and are supported. The detailed design of such space is a matter for a future development proposal which is fully detailed and consulted under a Development Application.

Green Space: The retention of the landscaped area at the south eastern corner of the site is identified as a public benefit to retain the natural setting and enhance the character of the area. Whilst the significance of existing site vegetation is recognised, its dedication to Council for a park

is not essential for its preservation and would likely be required as condition of any future development consent on the site.

Affordable Housing: The Proponent states that potential exists for percentage of the development to be provided as affordable rental housing consistent with Council's Affordable Housing Policy which states:

Council is committed to a 10% affordable rental housing target for all strategic plans and planning proposals for urban renewal or greenfield development. Higher rates of provision will be sought where feasible (Policy Statement – paragraph a).

Should Council support the current Planning Proposal, or any amended planning proposal, it should seek agreement to the dedication of 10% of all new dwellings to Council or a Community Housing Provider in perpetuity as affordable rental housing.

In summary, the proposed public benefits, whilst of varying value, are worthy of consideration by Council and should be pursued with the applicant with the intention of finalising a Voluntary Planning Agreement to accompany any Planning Proposal which is supported by Council.

B. Relationship to Strategic Planning Framework

State Environmental Planning Policies and Local Planning Directions

The Planning Proposal is generally consistent with relevant State Environmental Planning Policies and Local Planning Directions under Section 117 of the EP&A Act. An analysis of compliance with these policies is provided in a draft Amended Planning Proposal at Attachment 2.

Warringah LEP 2011

The general aims and objectives of the WLEP2011 as relevant to the assessment of this Planning Proposal (see also 'Current Planning Controls' for objectives for the Zone and Height standard above) are as follows:

- (c) to maintain and enhance the existing amenity and quality of life of the local community by providing for a balance of development that caters for the housing, employment, entertainment, cultural, welfare and recreational needs of residents and visitors.*

Comment: Amendments to the Planning Proposal are recommended to limit the extent to which additional permitted uses may be provided on the site to maintain the balance of development referred to in objective (c) above i.e. a mix of residential development types which match the site's local context.

- (d) in relation to residential development, to:*

- (i) protect and enhance the residential use and amenity of existing residential environments, and*
- (ii) promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and*
- (iii) increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah.*

Comment: Amendments to the Planning Proposal are recommended to remove the proposed increases to the Height of Building standard to satisfy objective (d)(i),(ii) and (iii) above.

- (e) in relation to non-residential development, to:*

- (i) ensure that non-residential development does not have an adverse effect on the amenity of residential properties and public places, and*

(ii) maintain a diversity of employment, services, cultural and recreational facilities.

Comment: The Planning Proposal allows other forms of residential development apart from shop top housing, however amendments are recommended to ensure these uses are allowed only to the Lockwood Avenue frontage to maintain the residential amenity of this streetscape.

(f) in relation to environmental quality, to:

(i) achieve development outcomes of quality urban design, and

(ii) encourage development that demonstrates efficient and sustainable use of energy and resources, and

(iii) achieve land use relationships that promote the efficient use of infrastructure, and

(iv) ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and

(v) protect, conserve and manage biodiversity and the natural environment, and

(vi) manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity.

Comment: Subject to proposed amendments to the Planning Proposal to remove proposed building height increases on the site, the proposal is generally considered to establish appropriate planning provisions for the future redevelopment of 28 Lockwood Avenue in relation to the objective (f) above.

(g) in relation to environmental heritage, to recognise, protect and conserve items and areas of natural, indigenous and built heritage that contribute to the environmental and cultural heritage of Warringah.

Comment: There are no listed heritage items on the site or in the vicinity of the site.

(h) in relation to community well-being, to:

(i) ensure good management of public assets and promote opportunities for social, cultural and community activities, and

(ii) ensure that the social and economic effects of development are appropriate.

Comment: Subject to proposed amendments to the Planning Proposal to remove proposed building height increases on the site, the Planning Proposal is generally considered to satisfy objective (h) above.

A Plan for Growing Sydney

The Planning Proposal has been reviewed against the relevant Outcomes of the *A Plan for Growing Sydney*. The current Metropolitan Plan for Sydney released in 2014 identifies a number of strategic directions and specific policy settings for transport, housing growth, employment and existing centres.

The Planning Proposal is generally consistent with a number of general goals of “A Plan for Growing Sydney”, in that it would: deliver new and more diverse housing; respond to a recognised need (and market demand) for housing in the locality, and provide new homes in close proximity to existing infrastructure and services.

Draft Regional Plan – Our Greater Sydney 2056

The Greater Sydney Commission has recently released its first draft Regional Plan entitled “Our Greater Sydney 2056 A Metropolis of Three Cities – connecting people”. If adopted, the Plan will replace “A Plan for Growing Sydney”.

The draft Plan establishes the concept of a metropolis of 3 cities – Western Parkland City, Central River City, and Harbour City, with the intention of enabling the majority of people to commute to their nearest “city” within 30 minutes. Many of the general goals and objectives contained in “A plan for Growing Sydney” are retained. The following Objectives in particular are relevant to the Proposal:

Objective 7: Communities are healthy, resilient and socially connected

The site is well located within walking distance of retail, health, sporting and cultural facilities.

Objective 10: Greater housing supply

The site provides an opportunity to increase the housing supply to meet the needs of current and future residents of the area.

Objective 11: Housing is more diverse and affordable

The proposal to provide shop-top housing and residential development forms other than single dwelling houses increases the diversity of housing types whilst the inclusion of affordable rental housing through a Voluntary Planning Agreement would improve the affordability of a proportion of dwellings within the development.

Objective 12: Great places that bring people together

The inclusion of pedestrian connections through the site, and the potential development of a public space through a Voluntary Planning Agreement would create a people-friendly environment and improve walkability in the centre.

Draft North District Plan

The Planning Proposal is generally consistent with a number of general directions/ priorities in the draft North District Plan (as revised November 2017). 28 Lockwood Avenue is identified in this plan as a local centre. The proposal will allow for employment generating use of the site.

Warringah Community Strategic Plan

The Warringah Community Strategic Plan (the Plan) was formally adopted by Council in 2013. The Plan is built around themes of community, place, environment and leadership. The objectives and intended outcomes of the Planning Proposal support the Plan by enabling appropriate opportunity for employment growth within and around established centres that are well serviced by public infrastructure and transport. In particular, the Planning Proposal is considered to support the growth of the economy in a sustainable way by providing some flexibility in the future redevelopment of the land to allow additional residential development types consistent with the character of the area. The Planning Proposal also assists in supporting the local employment sector by providing employment close to where people live.

Warringah Employment Lands Study 2013

The *Warringah Employment Lands Study* was prepared for Warringah Council in 2013 by SGS Economics and Planning Pty Ltd. In this study, its ‘Employment Precincts Context Plan’ identified the Belrose Local Centre as a ‘small village’. In relation to neighbourhood/centres based planning, the study promotes ‘co-location of employment uses with residential components so that people can work and live in an active urban environment’.

The Planning Proposal is consistent with this study. Further, the Planning Proposal supports Strategy 8 of this study to 'revitalise neighbourhood centres'.

C. Key Assessment Issues

Local Character

The locality is characterised as a Local Centre with a range of retail, business, entertainment and community uses that serve a surrounding low density residential area. 28 Lockwood Ave is located within the zoned Local Centre and future redevelopment of the site must support and enhance the local character in accordance with the LEP zone objectives.

The provision of residential development that is confined to shop top housing at the Glenrose Place frontage is important to retain the local character and future desired outcomes for the Local Centre. Any change to existing height controls and permitted uses must therefore be carefully considered.

Height

The existing 8.5m maximum height of buildings standard is a principle development standard which applies to both the Belrose Local Centre (of which the subject site is a part) and surrounding low density residential area. The existing 8.5m standard broadly applies across the Belrose suburb which reflects a substantially established and representative measure of the low rise character of the locality.

While the Glenrose Shopping Centre and Cultural Hub precinct exceed the existing development standard, these were considered as minor variations to the current controls in the context of a specific development proposal based on its merit. No change to statutory height standards were granted in this regard.

Council's Senior Urban Designer has raised concerns regards the acceptability of the proposed 15m maximum building height. In particular there is a concern in relation to the impact of greater bulk and scale compared with surrounding developments. The height and scale of surrounding and nearby development includes 1 and 2 storey dwelling houses.

The height and scale of development in the local centre must be carefully balanced in the context of the surrounding residential areas. The proponent's application to vary the height development standard is considered incompatible with surrounding and nearby development. Furthermore the visual impact of future development is not considered capable of being appropriately managed for the site at the proposed 15m height standard and would result in adverse impacts on the locality.

Additional Permitted Uses

Whilst the proposed additional permitted uses are supported, amendments are recommended to the Planning Proposal to limit these uses only to buildings fronting Lockwood Avenue to ensure an appropriate residential context to this street.

The provision of additional residential uses over the whole of the site is considered contrary to the zone objectives.

Lockwood Avenue is a low density residential environment largely comprising single and two storey dwelling houses. The Planning Proposal seeks to provide some flexibility in term of residential development types such that residential development is not limited to shop top housing. Shop top housing comprising shops or offices at street level is not necessarily the best outcome in terms of the context of Lockwood Avenue and it is considered that additional residential uses could be permitted for buildings fronting Lockwood Avenue in the form of "multi dwelling housing" and "residential flat building" only.

Glenrose Place is a short access road with the subject site on one side and the Glenrose Shopping Centre on the other side. This frontage of 28 Lockwood Avenue has a predominantly commercial context and for this reason shop top housing is preferred to development comprising residential development only. The provision of multi dwelling housing and residential flat buildings at this frontage would not provide the same opportunities for “activated” frontages for a range of retail, business and other uses that serve the local community. It is therefore recommended that proposed amendments to permitted uses should be limited to Lockwood Avenue, with shop top housing remaining (as currently provided in the LEP) as the only permitted form of residential development for buildings fronting Glenrose Place and Glen Street.

Natural Environment

Council’s Landscape Assessment Officer identifies the high landscape significance of a number of trees on the site, which contribute significantly to the character of this Local Centre in unison with tree planting on adjoining sites. It is recommended that Concept Plans accompanying the Planning Proposal should be amended to identify the retention of trees of high significance as well as additional planting to augment the landscape character of the Local Centre.

The subject site is generally considered suitable for development subject to detailed consideration of other environmental matters at the Development Application stage.

Traffic and Parking

The proponents Planning Proposal, accompanied by Concept Plans for 63 dwellings and some 2,768sqm of commercial floorspace, is not supported by any analysis of projected impacts on the capacity of local roads and intersections. It is therefore difficult to determine potential impacts of the proposal. However, it is reasonable to assume that the proposed increase in height standard for the site increases the potential for more residential development on the land.

Proposed amendments to the Planning Proposal to remove proposed building height increases would significantly reduce the potential for increased traffic impacts. In fact, traffic generation could potentially decrease as a result of a future development comprising less commercial/ retail floorspace at the Lockwood Avenue frontage (as residential floorspace generally generates less traffic than commercial/ retail floorspace).

Further detailed consideration of traffic and parking impacts would be undertaken in any future Development Application assessment.

Site Contamination

State Environmental Planning Policy 55 – Remediation of Land applies to the subject site adjoining an existing service station. If the planning proposal proceeds further, contamination investigations in accordance with Environment Protection Authority’s requirements will be required as part of the Gateway process consistent with applicable Ministerial Directions; s.117 Direction.

CONSULTATION

The Planning Proposal was placed on public exhibition from Saturday 26 August to Sunday 10 September 2017. The exhibition included:

- A public notice in the Manly Daily notifying of the public exhibition on Saturday 26 August 2017.
- Notification on Council’s website including electronic copies of the exhibition material.
- 209 letters posted to residents, business owners and land owners.
- Hard copies of the Planning Proposal being placed at Glen Street Library and Civic Centre, Northern Beaches Council Dee Why Office.

- Brief presentation to a meeting of the Belrose Rotary Club on 5 September 2017 to which Council staff were invited to speak.

Council received 205 submissions, including 203 submissions opposed to the Planning Proposal. Issues raised in submissions are detailed in Attachment 3. In summary, the key issues raised relate to loss of character, excessive height and density and traffic and parking issues.

Some 113 submissions raise concern that the Planning Proposal as exhibited would significantly change the low density, natural character of the locality. Some submissions also identify important social aspects of local character impacted by higher density living. Submissions which specifically oppose the Planning Proposal on the basis of height (95 submissions), traffic and parking (78 submissions) and density (30 submissions) cite a wide range of impacts and detrimental effects from future development under the Planning Proposal and as described in the submitted Concept Plans.

Existing traffic and parking constraints including safety issues are identified and the general capacity of the site for development at the scale envisioned is a major concern. Many submissions reject that the exhibited Concept Master Plans appropriately respond to the location and context. The potential precedent created by permitting a height variation for the site was raised, with examples provided of existing 'precedence' developments considered to be inappropriate.

The development history of 28 Lockwood Ave was raised in a number of submissions, including the long standing public functions of this site. Other issues raised include loss of vegetation and biodiversity, pedestrian access, public transport, accessible and affordable housing, consultation processes, certainty of public benefits, compliance with LEP zone objectives, strategic context, drainage, impacts on schools and residential interface (including Kindergarten) and the adjoining Service Station.

SUBMISSION EVALUATION

The issues raised in submissions relate generally to impacts associated with the increased development potential proposed for the site e.g. character, height, traffic, zone objectives etc. In turn, this potential is linked to the proposal to increase the maximum height standard for the site. As outlined above, it is not proposed to support the increase in height for the site, with existing height limits retained. This addresses the majority of concerns associated with the potential overdevelopment of the site.

Other issues, for example, relationship of future development to the adjoining kindergarten, potential contamination from the adjoining service station. Stormwater and drainage, pedestrian access, loss of important vegetation, and need for affordable housing, are matters that can be addressed through the Voluntary Planning Agreement and through a future development application process.

INTERNAL REFERRALS

The Planning Proposal was broadly referred across the organisation and contributions in the assessment process provided by staff in relation to a number of issues including landscaping, urban design, development assessment, civic and property issues and engineering as integrated into this report.

FINANCIAL CONSIDERATIONS

There are no financial impacts for Council associated with the redevelopment of 28 Lockwood Avenue, Belrose. It is expected that the land will be the subject of a Development Application in the future irrespective of the outcome of this Planning Proposal.

SOCIAL CONSIDERATIONS

Significant concern is evident from the local community in relation to the impact of the Planning Proposal as exhibited. Assessment against a range of planning criteria (including public interest) indicates that substantial amendments are required to ensure Council's social objectives are satisfied, including 'to maintain and enhance the existing amenity and quality of life of the local community' (LEP Zone Objective).

ENVIRONMENTAL CONSIDERATIONS

A range of potential environmental impacts have been considered in the assessment of the Planning Proposal. Substantial amendments are recommended to ensure impacts on the environment are reduced, if not eliminated. There are a number of significant trees on the site which would be subject to future assessment should a Development Application be lodged for this site.