

**Ordinary Council Meeting 18 May 2020**  
**DRAFT DCP AMENDMENT - 1 GIRRAWEEEN AVENUE**

**Subject:** Draft DCP Amendment - 1 Girraween Avenue  
**Record No:** SU6268 - 67542/19  
**Division:** Environmental Services Division  
**Author(s):** Terry Tredrea; Christopher Pelcz

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### **Executive Summary**

On 12 December 2018, Council requested the Department of Planning, Infrastructure & Environment (the Dept) to finalise Planning Proposal No 27 to rezone the public park on Girraween Avenue, Lane Cove North, from RE1 Public Recreation to R4 High Density Residential, and to reclassify the land from Community Land to Operational Land. On 8 November 2019, this Amendment was gazetted.

Council also resolved (**AT-1**) to create a section of its Development Control Plan defining the building envelope for the Girraween Avenue site based on the Department of Housing (L&HC) proposal (shown in in **AT-2**). The purpose of this is to address community concerns that the L&HC concept design accompanying the Planning Proposal 27 may not be reflected in the final Development Application drawings to be submitted.

To this end, the attached drawing (**AT-3**) is recommended for inclusion in Council's DCP. It is consistent with the L&HC drawings. It will be inserted under Part C Residential Localities, at the end of *Locality 6 – Mowbray Precinct*. The drawing will be labelled "1 Girraween Avenue".

The Draft Development Control Plan is recommended to be publicly exhibited and reported back to Council to finally determine.

### **Background**

Council's at its Ordinary Meeting of 3 December 2018 Council resolved (**AT-1**) in response to public exhibition of Planning Proposal No 27 to:-

1. *"Receive and note the public submissions and the Public Hearing report;*
2. *Resolve to proceed with the Planning Proposal as exhibited to:-*
  - a) *Rezone the public park on Girraween Avenue, Lane Cove North, from RE1 Public Recreation to R4 High Density Residential with a height limit of 17.5m and FSR of 1.6:1;*
  - b) *Reclassify the land at 1 Girraween Avenue, Lane Cove North from Community Land to Operational Land;*
  - c) *Rezone 552 Mowbray Road from R4 High Density Residential to RE1 Public Recreation; and*
  - d) *Remove the identification of 10 - 20 Pinaroo Place on Council's Land Reservation Acquisition Map as "Reserved for Acquisition";*
3. *Request the Department of Planning and Environment to finalise the draft LEP 2009 amendments as detailed in Recommendation 2 including obtaining any appropriate approval of the Governor under section 30(2) of the Local Government Act 1993; and*
4. ***Develop a Development Control Plan for the Girraween Avenue site based on the Department of Housing proposal."***

On 12 December 2018, Council requested the Department of Planning, Infrastructure & Environment (the Dept) to finalise Planning Proposal No 27. On 8 November 2019, this Amendment was gazetted as resolved by Council.

## Discussion

Clause 21A of the NSW Environmental Planning and Assessment Regulation 2000, a Draft Development Control Plan for residential apartment development cannot be approved unless Council –

- a) Has referred it to a Design Review Panel (if any), and
- b) Has taken into consideration:
  - i. Any comments made by the design review panel, and
  - ii. The matters specified in Parts 1 (identifying the context) and 2 (Developing the controls) of the Apartment Design Guide.

While Council does not have a Design Review Panel, Council has undertaken a Concept Design Review of the design for 1 Girraween Ave (**AT-4**), and concluded that:

Overall, it is considered that the proposed development has taken into consideration the site constraints and topography. The proposed development is consistent with the streetscape and the emerging character of the area. The proposed development minimises overshadowing impacts to the existing dwelling houses to the south and is supported in its concept form.

The attached Land & Housing Corporation Architectural Concept set (**AT-2**) shows the building footprint and envelope approved by the Council resolution. This has now been translated into a simplified drawing (**AT-3**) for insertion in the Lane Cove Development Control Plan 2010, Part C Residential Localities, at the end of *Locality 6 – Mowbray Precinct*. The drawing will be labelled “1 Girraween Avenue”.

## Consultation Strategy

The consultation is designed to obtain community feedback on the Draft Development Control Plan. Any comments received will be reviewed and considered to help refine the plan’s content.

### Methods

The following table outlines the consultation strategy and methods that will be used for this Draft Development Control Plan across a range of stakeholders.

<b>Level of Participation</b>	Inform	Inform	Consult
<b>Form of Participation</b>	Open	Targeted	Open
<b>Target Audience</b>	Lane Cove Community and community groups	Government Agencies, adjoining Local Government Areas and affected property owners	Lane Cove Community and community groups
<b>Proposed Medium</b>	eNewsletter, and social media	Notification Letters	Public Exhibition, Website Exhibition
<b>Indicative Timing</b>	May – June 2020	May – June 2020	May – June 2020

## Conclusion

Council resolved to prepare a site-specific Draft Development Control Plan for 1 Girraween Avenue based on previous consultations.

The proposed Draft Development Control Plan is consistent with the previous Planning Proposal, and Land and Housing Corporation indicative building footprint for the site. Therefore, it is recommended that Council approve the attached Development Control Plan amendment for 1 Girraween Avenue for public exhibition.

## RECOMMENDATION

That Council:-

1. Received and note the report;
2. adopt for the purposes of public exhibition the attached Development Control Plan amendment for the 1 Girraween Avenue and undertake consultation in accordance with the Consultation Strategy in this report: and
3. receive a further report on the results of the community consultation.

Michael Mason  
**Executive Manager**  
**Environmental Services Division**

## ATTACHMENTS:

<b>AT-1</b> <a href="#">View</a>	Council RESOLUTION - Girraween Avenue Development Control Plan	1 Page	
<b>AT-2</b> <a href="#">View</a>	Land and Housing Corporation Architectural Concept	13 Pages	Available Electronically
<b>AT-3</b> <a href="#">View</a>	Draft Development Control Plan - 1 Girraween Avenue	1 Page	
<b>AT-4</b> <a href="#">View</a>	1 Girraween Ave - Design Review	6 Pages	