

8-14 Mindarie Street, Lane Cove North - rezoning, height, FSR and minimum lot size amendments

Proposal Title :	8-14 Mindarie Street, Lane Cove North - rezoning, height, FSR and minimum lot size amendments		
Proposal Summary :	Amend Lane Cove Local Environmental Plan 2009 planning controls for 8-14 Mindarie Street, Lane Cove North (three sites): 1: rezone the sites from R4 High Density Residential to E4 Environmental Living, 2: amend the building height limit for the sites from 11.5 metres to 9.5 metres, 3: amend the maximum permissible floor space ratio for the sites from 1.4:1 to 0.5:1, and 4: apply a minimum lot size of 550 square metres.		
PP Number :	PP_2013_LANEC_004_00	Dop File No :	13/10693

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Not Recommended**

S.117 directions : **3.1 Residential Zones**

Additional Information : **The planning proposal is not supported because:**

1. it is inconsistent with recent strategic planning studies for the precinct, namely the Mowbray Road Precinct - Strategic Review Report prepared by the Department of Planning and Infrastructure, dated November 2011 which is supported by the Mowbray Road Precinct - Master Planning Study prepared by JBA Planning dated December 2011,
2. the current zoning and built form controls for 8-10 Mindarie Street will not adversely impact on surrounding properties, and
3. it affects land owned by Land and Housing Corporation (8-10 Mindarie Street), whose views are unknown.

Supporting Reasons : The strategic planning studies investigated the precinct thoroughly and proposed site specific controls for the subject site. It is considered development permissible under the current controls would not result in buildings that would adversely impact dwellings to the south, at the bottom of the escarpment, along Kullah Parade. The size of the lots within the subject site and the size and depth of the lots along Kullah Parade mean adequate setbacks can be achieved that would maintain the amenity for the properties along Kullah Parade.

Panel Recommendation

Recommendation Date : **26-Sep-2013**

Gateway Recommendation : **Rejected**

Panel Recommendation : **The planning proposal should not proceed for the following reasons:**

1. The planning proposal is inconsistent with the Mowbray Road Precinct Strategic Review (2011) and supporting Master Planning Study, prepared on behalf of Council and the Department of Planning and Infrastructure by JBA Planning. The Study recommended the subject site at Mindarie Street, Lane Cove North maintain the R4 High Density Residential zoning, with a floor space ratio of 1.4:1 and a maximum building height of 11.5m, to reflect the sites location.
2. The planning proposal is not accompanied by additional strategic planning work that supports inconsistency with the recommendations of the Mowbray Road Strategic Review and supporting Master Planning Study and does not adequately justify why the zoning and development standards applicable to the subject site should not remain consistent with the recommendations of these strategic documents.
3. Council's development control plan includes specific provisions which aim to provide

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an appropriate transition between high and low density residential uses in the Precinct, therefore the proposed down zoning and reduction in development standards for the subject site is not considered necessary.

Signature:

M. Selman

Printed Name:

MEL SELMAN

Date:

4/10/2013