

<b>DATE OF ADVICE</b>	8 February 2022
<b>PANEL MEMBERS</b>	Graham Brown (Chair), Trevor Bly, Kara Krason and Philippa Hayes
<b>DECLARATIONS OF INTEREST</b>	NIL

Closed meeting held via Teleconference on 8 February 2022.

### **PLANNING PROPOSAL**

The proposal **PP-2021/3** seeks an Amendment to the *WLEP 2012* to include site specific special provisions for the subject land, 92-96 Victoria Avenue, North Willoughby NSW 2068, that allow for changes to maximum permissible building heights and floor space ratio and permits an additional use of multi dwelling housing.

### **PANEL DISCUSSION**

The Panel considered a number of issues including:

- compliance with the strategic framework,
- future residential amenity,
- solar access to units facing west of George Brain Lane,
- connection to a wider pedestrian and cycle network as this is developed,
- the potential for overshadowing,
- retention of existing trees on the site, adjoining site and street trees,
- streetscape to George Brain Lane,
- road widening and width of lane way,
- traffic and vehicular accessibility of the site, from George Brain Lane and from Victoria Ave into George Brain Lane,
- need to review the DCP in view of matters discussed.

### **PANEL ADVICE**

The Panel advises it is satisfied that the planning proposal is worthy of being forwarded to the DP&E for a Gateway consideration having demonstrated strategic and site specific merit subject to further consideration of the site specific DCP as follows:

- a) Safe and efficient vehicular access is provided to and from George Brain Lane to Victoria Avenue and without impacting on the efficiency of the Victoria Avenue and Penshurst Street intersection. More detailed traffic assessment to be provided including existing traffic counts and consideration of cumulative impacts with surrounding development.
- b) Demonstrate that future development is able to meet the minimum solar access requirements in accordance with the Apartment Design Guide and taking into account the potential development on the opposite side of the lane.
- c) Demonstrate that reasonable solar access to neighbouring properties is able to be maintained in accordance with the Apartment Design Guide.
- d) Ensuring the retention of the significant trees on the site, adjoining and the public domain. Require future concept to address ability to retain some existing trees within the site and adjoining sites to improve amenity.
- e) The streetscape appearance of units facing George Brain Lane taking into account the likely appearance and land use on the opposite side of the lane and Council's strategic plan for this part of George Brain Lane to become a new pedestrian link. Consider residential dwellings that address the Lane in a mews style development with improved activation.
- f) Amenity of future dwellings facing George Brain Lane (West side) is compromised by the interface with parking, loading and waste areas associated with the commercial development fronting Penshurst Street.

PANEL MEMBERS	
GRAHAM BROWN (CHAIR)	TREVOR BLY
KARA KRASON	PHILIPPA HAYES