

# MINUTES OF THE SYDNEY EASTJOINT REGIONAL PLANNING PANEL MEETING HELD AT LANE COVE COUNCIL ON WEDNESDAY, 6 OCTOBER 2010 AT 6:00 PM

## PRESENT:

John Roseth	Chair
David Furlong	Member
Mary-Lynne Taylor	Member
Win Gaffney	Member
Michael Mason	Member

## IN ATTENDANCE

Peter Thomas	Manager Development Assessment
May Li	Senior Town Planner
Rajiv Shankar	Senior Town Planner

## APOLOGY:

The meeting commenced at 6.06pm.

### 1. Declarations of Interest - Nil

### 2. Business Items

**ITEM 1 - 2010SYE038 Lane Cove DA No. 10/134 – Demolition of 4 dwelling houses and the erection of a residential flat building containing 56 dwellings and basement parking, 3-9 Finlayson Street, Lane Cove**

### 3. Public Submission -

John Tyrrell, objector	addressed the Panel against the item
Andrew Tyrrell, objector	addressed the Panel against the item
Angelo Candalepas, on behalf of the applicant	addressed the Panel for the item
Ron Cumbo	Addressed the Panel against the item
Susan Cumbo	Addressed the Panel against the item
Michael Van-Twest	Addressed the Panel against the item

### 4. Business Item Recommendations

**2010SYE038 Lane Cove DA No. 10/134 – Demolition of 4 dwelling houses and the erection of a residential flat building containing 56 dwellings and basement parking, 3-9 Finlayson Street, Lane Cove**

1. The panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report, subject to the conditions recommended in the report, except as below.
2. The panel is mindful of the fact that the application is consistent with the intentions of the LEP for this area.
3. The panel is aware that there are two non-compliances, however, neither of these have any adverse environmental effects.
4. In condition 108 the third and fifth dot points are deleted i.e.
  - *“Transport garbage and recycling bins weekly the night before collection day to the street for collection and return bins when empty:” and*
  - *“Assist the garbage contractor with emptying of bins during collection.”*
5. The following three conditions are added:
  111. *A garbage chute system and interim recyclable storage facilities must be provided to the development. Service rooms providing access to the garbage chute and interim recycling storage areas must be co-located on each level of the development and must be of sufficient size to accommodate a minimum of 2x240L recycling bins.*
  112. *Readily accessible bulky waste storage areas located near the main garbage rooms must be provided for the use of all residents. Bulky waste storage rooms must be of sufficient size to accommodate a minimum of 6m<sup>3</sup> of bulky waste at any given time. Doorways and travel paths must be of sufficient height and width, and be free of obstructions to permit easy transport from individual units to the storage area, and from the storage area to collection point.*
  113. *All waste must be collected on-site. This may be via an onsite temporary holding area located inside the property boundary and close to the property entrance (i.e. <10m), or by on-site access by Council's garbage collection vehicles. Dimensions and turning circles of Council's waste collection vehicles are found in Appendix E to Part Q of Council's DCP.*

**5. Business Items**

**ITEM 2 - 2010SYE042 Lane Cove DA No. 10/148– Demolition of existing industrial building and the erection of a 6 storey residential flat building containing 36 dwellings over basement parking, 290 Burns Bay Road, Lane Cove**

**6. Public Submission -**

Michael Lewarne, on behalf of applicant addressed the Panel in favour of the item

David Kettle, on behalf of applicant  
Craig McLaren, Traffic Consultant  
Duncan Terrett

addressed the Panel in favour of the item  
addressed the Panel in favour of the item  
addressed the Panel against the item

## 7. Business Item Recommendations

***2010SYE042 Lane Cove DA No. 10/148 – Demolition of existing industrial building and the erection of a 6 storey residential flat building containing 36 dwellings over basement parking, 290 Burns Bay Road, Lane Cove***

1. The panel resolves unanimously to accept the recommendation of the planning assessment report to refuse the application, for the following reasons.
2. The proposal fails to comply with the LEP's development standards of FSR and height. Far from achieving a better planning outcome, the breaches result in an increase of the proposal's adverse impact on the surroundings.
3. The proposal fails to comply with the setback requirement of the DCP on all sides. The lack of adequate setback is particularly undesirable to the north.
4. The proposal provides poor internal amenity for the apartments. Too many apartments are single aspect and the private open spaces adjoining the access corridor are not really private. The location of the access corridor on the longest northern facade causes unresolved amenity issues.

### **MOTION CARRIED**

The meeting concluded at 8.13pm.

Endorsed by

John Roseth  
Chair, Sydney East Region Planning Panel  
Date 7 October 2010