

MINUTES OF THE SYDNEY EAST REGIONAL PANEL MEETING HELD AT LANE COVE COUNCIL ON THURSDAY, 10 FEBRUARY 2011 AT 7:00 PM

PRESENT:

Dr John Roseth	Chair
David Furlong	Panel Member
Timothy Moore	Panel Member
Win Gaffney	Panel Member
Michael Mason	Panel Member

IN ATTENDANCE

Peter Thomas	Lane Cove Council
May Li	Lane Cove Council
Rajiv Shankar	Lane Cove Council

APOLOGY: NIL

1. The meeting commenced at 7.00pm
2. **Declarations of Interest - Nil**
3. **Business Item**

ITEM 1 - 2010SYE071 Lane Cove DA10/200

***Demolition of 4 dwelling houses and the erection of a 4 storey residential flat building containing 52 dwellings with basement parking
532-534 Mowbray Road and 72-74 Gordon Crescent Lane Cove***

4. **Public Submission –**

Clinton Downs addressed the Panel **against** the item
Matt Hoy for Josephine Tucker addressed the Panel **against** the item
Brian McDonald addressed the Panel **against** the item
Doug Cox addressed the Panel **against** the item
Frances Vissel addressed the Panel **against** the item
Theresa Cox addressed the Panel **against** the item
Jack Winning addressed the Panel **against** the item
Dr Robert Leitner for Beverly Leither addressed the Panel **against** the item
Matthew Fisher addressed the Panel **against** the item
Tony Jreige, on behalf of the applicant, addressed the Panel **in favour** of the item
Stuart McMonnies on behalf of the applicant, addressed the Panel **in favour** of the item
Craig Hazel on behalf of the applicant, addressed the Panel **in favour** of the item

5. **Business Item Recommendations**

1. The Panel resolves unanimously that it would approve the application, for the reasons mentioned in the planning assessment report, if the Rural Fire Service (RFS) were to indicate that it is satisfied with the application.

2. The Panel notes that the RFS requires a traffic study that indicates that evacuation could occur in an emergency in the R4 zone in which the site is located, after the entire zone is fully developed. The study is now underway and will be complete some time in March 2011.
3. The Panel has considered the numerous objections to the application. In the Panel's opinion, most of these objections are to the zoning of the site. The Panel is obliged to consider the application in the context of this zoning. The Panel notes that the application complies with all development standards and guidelines and that the density of the proposal is less than would be allowed under the zoning.
4. Many of the concerns of the objectors will be dealt with by conditions of consent, which have not been formulated because the assessment report's recommendation is for refusal. The Panel requests the council's assessment staff to prepare those conditions within the next four weeks.
5. Following receipt of the RFS's response to the application the Panel will consult by electronic means of communication, unless it considers that another public meeting is necessary. The Panel will then determine the application according to the RFS's response.

6. Business Item

***ITEM 2 - ITEM 1 - 2010SYE074 Lane Cove DA10/198
Demolition of 4 dwelling houses and erection of a 4 storey residential flat building containing 58 dwellings and basement parking
554 -560 Mowbray Road, Lane Cove***

7. Public Submission –

Lancy Cai addressed the Panel **against** the item
 Allan Liu addressed the Panel **against** the item
 Brian McDonald addressed the Panel **against** the item
 Frances Vissel addressed the Panel **against** the item
 Sonny Oi addressed the Panel **against** the item
 Ray Dowsett, on behalf of the applicant, addressed the Panel **in favour** of the item
 Steve King, on behalf of the applicant addressed the Panel **in favour** of the item
 David Wolski, on behalf of the applicant addressed the Panel **in favour** of the item
 Graham Swain, on behalf of the applicant addressed the Panel **in favour** of the item

8. Business Item Recommendations

- 1) The Panel resolves unanimously that it would approve the application, provided
 - a) the Rural Fire Service (RFS) indicates that it is satisfied with the application; and
 - b) the applicant amends the proposal along the lines in paragraph 2.
- 2) The proposal should be amended so as to provide
 - a) an additional level pedestrian access from Mowbray Road;
 - b) compliance with the 12m height limit throughout; and
 - c) seventy percent (70%) of apartments with 3 hours of sunlight to living areas between 9am and 3pm at mid-winter. (The Panel accepts that sunlight on western windows between 3pm and 3.30pm is useful; however, this only means that the proposal's solar performance will be that much better.)
- 3) The Panel notes that the RFS requires a traffic study that indicates that evacuation could occur in an emergency in the R4 zone in which the site is located, after the entire zone is fully developed. The study is now underway and will be complete some time in March 2011.

- 4) The Panel requests the applicant to submit amended drawings responding to paragraph 2 above on or before 28 February 2011. The Panel requests the council's planning staff to prepare a revised assessment report as well as draft conditions of consent on or before 14 March 2011.

Following receipt of the council's revised report and the response of the RFS, the Panel will consult by means of electronic communication, unless it considers that another public meeting is necessary. The Panel will then determined the application on the basis of the revised assessment report and the response of the RFS

The meeting concluded at 10.30pm

Endorsed by

John Roseth
Chair, Sydney East Joint Regional Planning Panel
11 February 2011