

**Environmental Service Division Report
Sydney East Joint Regional Planning Panel**

Property: 554-560 Mowbray Road, Lane Cove North

DA No: 198/2010

Date Lodged: 13 September 2010

Cost of Work: \$12,000,000

Owner: P M & L D Campbell (554 Mowbray Road, Lane Cove North)
M P Haynes & R A Pearce (556 Mowbray Road, Lane Cove North)
W K & V Phillips (558 Mowbray Road, Lane Cove North)
T V Campbell (560 Mowbray Road, Lane Cove North)

Applicant: Landmark Group Pty Ltd

Author: May Li

DEVELOPMENT PROPOSAL

The proposal involves demolition of 4 existing dwelling houses and construction of a residential flat building comprising 58 dwellings with basement car park for 93 cars.

The distribution of the dwellings is summarised in the following table:

Level	1 Bed	2 Bed	3 Bed	Total dwellings
Lower Ground		3	2	5
Ground	3	6		9
Upper Ground	9	7		16
1 st Floor	10	6		16
2 nd Floor	3	6	3	12
Total	25	28	5	58

BACKGROUND

Sydney East Joint Regional Planning Panel (JRPP) considered the original development application on 10 February 2011 and resolved:

- 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.*

The applicant lodged amended plans with Council on 28 February 2011 and the assessment report on the amended plan is submitted to JRPP.

AMENDMENTS:

Amended plans have been submitted with Council. The assessment of the amended plans is summarised in the following table:

Panel requests	Amended plans	Compliance with the requests
An additional level pedestrian access from Mowbray Road	A pedestrian entry from Mowbray Road, which makes the western half of the development accessible from Mowbray Road.	Yes
Compliance with the 12m height limit throughout	An amended plan was submitted on 15 March 2011. The plan verifies compliance with the height limit.	Yes
Seventy percent (70%) of apartments with 3 hours of sunlight to living areas between 9am and 3pm at mid-winter	72% of the dwellings would receive a minimum of 3 hours of solar access between 9am and 3pm in mid winter	Yes
Studies and a TV room to be open to living area with a minimum width of 1.5m opening.	Studies and a TV room in dwellings have been amended to have openings with a minimum width of 1.5m openings to the living areas	Yes

OTHER OUTSTANDING ISSUES

- The assessment also revealed that the amended design does not comply with the cross ventilation of SEPP 65 and the DCP. Only 58.5% of the units have cross ventilation. This does not meet the 60% rule of thumb.
- The Department of Planning has completed a traffic study relating to bush fire management in the area. However, the bush fire management issue in the area is outstanding. Council would submit a separate report regarding this matter.

CONCLUSION

- The amended plans have addressed the requirements *along the lines in paragraph 2* of the resolution of JRPP meeting on 10 February 2011.
- Draft conditions are not included in this report.