

MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT LANE COVE COUNCIL ON THURSDAY, 10 MARCH AT 3:00 PM

PRESENT:

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| David Furlong | Chair |
| Julie Savet Ward | Panel Member |
| Mary-Lynne Taylor | Panel Member |
| Win Gaffney | Panel Member |
| Michael Mason | Panel Member |

IN ATTENDANCE

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

APOLOGY:

1. The meeting commenced at 3.00pm.
2. **Declarations of Interest - Nil**
3. **Business Items**

ITEM 1 - 2010SYE083 - Lane Cove - DA10/219 - Demolition and erection of a residential flat building with 2 towers (6 & 7 storey), with 85 dwellings and basement parking for 144 cars - 284-288 Burns Bay Road, Lane Cove

5. **Public Submissions -**

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| Kym Roberts | Addressed the panel against the item |
| Harry Murray | Addressed the panel against the item |
| Dr Peter Tyler | Addressed the panel against the item |
| Edward Richard White | Addressed the panel against the item |
| Mary Grant | Addressed the panel against the item |
| Duncan Terrett | Addressed the panel against the item |
| David Brooks-Horn | Addressed the panel against the item |
| Janice Lanser | Addressed the panel against the item |
| Lynnette Johnson | Addressed the panel against the item |
| Keith Mcilroy | Addressed the panel against the item |
| David Hayhoe | Addressed the panel against the item |
| James Whitehouse | Addressed the panel against the item |
| Lorraine Martin | Addressed the panel against the item |
| Judith Stapleton spoke on behalf of Frank Lester | Addressed the panel against the item |
| Scott Bennison | Addressed the panel against the item |

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| Gabrielle Morrish of GMU – Urban Designer | Addressed the panel on behalf of the applicant |
| Tim Rogers of Colston Budd – Traffic Consultant | Addressed the panel on behalf of the applicant |
| David Bedingfield - Sakkara | Addressed the panel on behalf of the applicant |
| David Redman – dko - architect | Addressed the panel on behalf of the applicant |

6. Business Item Recommendations

2010SYE083 - Lane Cove - DA10/219 - Demolition and erection of a residential flat building with 2 towers (6 & 7 storey), with 85 dwellings and basement parking for 144 cars - 284-288 Burns Bay Road, Lane Cove

1. The panel resolves by a majority of 4 to 1 (against Julie Savet Ward) to accept the recommendation of the planning assessment report to approve the application subject to the conditions contained within the report.
2. Ms Savet Ward was of the opinion that the proposed building is too high in its surroundings, notwithstanding its compliance with the relevant planning framework.
3. By a majority of 4 to 1 (against, Mary-Lynne Taylor) no approval is granted to the alternative vehicular access from Caroline Chisholm Lane.
4. Ms Taylor accepts the advice from the applicant's traffic expert that the alternate access is a safer option and provides a better traffic outcome.
5. The panel is unanimous in the view that the provision of pedestrian access from the site to Caroline Chisholm Lane is appropriate.

7. Business Items

ITEM 2 - 2010SYE096 - Lane Cove - DA10/246 - Demolition of 4 dwelling houses and erection of a 5 storey residential flat building containing 62 dwellings and basement parking for 100 vehicles - 544-550 Mowbray Road Lane Cove North

8. Public Submissions -

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| Juliana Zhuang | Addressed the panel against the item |
| Frances Vissel | Addressed the panel against the item |
| Margaret Stuart spoke on behalf of Jack Winning | Addressed the panel against the item |
| Brian McDonald | Addressed the panel against the item |
| David Brooks-Horn for Anthony Roberts MP | Addressed the panel against the item |
| Lancy Cai | Addressed the panel against the item |
| Steven Abolakian – HyeCorp Property Group | Addressed the panel on behalf of the applicant |

9. Business Item Recommendations

2010SYE096 - Lane Cove - DA10/246 - Demolition of 4 dwelling houses and erection of a 5 storey residential flat building containing 62 dwellings and basement parking for 100 vehicles- 544-550 Mowbray Road Lane Cove North

The panel resolves unanimously to refuse the application on the following grounds:

1. The proposal results in an unreasonable and excessive impact on surrounding properties particularly to the south in the areas of:
 - a) Overshadowing
 - b) Privacy lossThese impacts are such that the future development of these lands would be seriously affected. This may also preclude compliance with relevant standards.
2. The proposal fails to comply with the Standards contained within Lane Cove DCP 2010 with particular reference to:
 - a) Clause 3.3 Building Depth
 - b) Clause 3.4 Building Width
3. The failure to comply with the provisions of the DCP mentioned in point 2, and the excessive impacts mentioned in point 1, results in an outcome inconsistent with the considerations contained in Section 79C of the EP&A Act 1979.

Note: Further, the panel also notes that the comments of the RFS remain outstanding.

The meeting concluded at 6.35pm.

Endorsed by



David Furlong
Acting Chair, Sydney East
Joint Regional Planning Panel
11 March 2011