



John Brunton 9710 0474
File Ref: DA10/1008

5 January 2011

Dr Roseth
Chairman
Sydney East Joint Regional Planning Panel
GPO Box 3415
SYDNEY NSW 2001

Dear Dr Roseth

**Council Submission: JRPP Reference Number 2010 SYE 089
(DA10/1008) 971-975 Old Princes Highway, Engadine
Mixed Commercial/Residential Flat Building**
[In response, please quote File Ref:DA10/1008]

On 19 January, 2011 the Panel will be considering an application for the erection of a mixed use development containing 34 residential units on the subject site. Council considered a report on this proposal at its meeting on 22 November, 2010 and resolved to make a submission. There are three issues which Council seeks to highlight.

Height

An objection under State Environmental Planning Policy No. 1 has been submitted in relation to the proposal seeking to vary the height of the building to a maximum of 5 storeys. Only a maximum of 3 storeys is permitted by the relevant development standard. As a matter of principle Council is opposed to five storeys in a three storey zone because it does not meet the LEP standard.

Council particularly wished to emphasise that the broader community has not been consulted about the merits of higher development in Engadine. While the development application was notified in accordance with the adopted procedures, this proposal raises a fundamental policy issue that needs to be more broadly debated within the community. Until that debate occurs and Council determines a future policy position regarding height, it considers that the current development standard should be enforced.

Pedestrian Access, Toms Lane

Submissions were received by Council from residents supporting the continued operation of Toms Lane. Council resolved that the Panel be informed of its support for these submissions and requests that provision be made across the site for a

pedestrian footpath which can link with a footpath on adjacent sites, if this application is approved. At present the lane receives a low level of use but this will increase if the proposed development proceeds. In that case provision should be made for pedestrians to be separated from motor vehicles.

Landscape Buffer

Owners of the neighbouring residential properties to the north also made submissions in relation to the impact of the proposed development on their properties. Due to the development site being elevated there is concern about loss of privacy for these residents. Council supports these submissions and requests that the land adjacent to the boundary should be adequately retained and a densely vegetated landscape buffer be provided. This buffer should incorporate trees which will form a canopy.

Council requests that its submission be considered by the Panel when this application is determined on 19 January, 2011.

Yours faithfully

A handwritten signature in black ink, appearing to read 'John Brunton', with a long horizontal flourish extending to the right.

John Brunton
for J W Rayner
General Manager