

# MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT LANE COVE COUNCIL ON THURSDAY, 9 MAY 2013 AT 11.30AM

## PRESENT:

John Roseth	Chair
Julie Savet Ward	Panel Member
Sue Francis	Panel Member
Trevor Bly	Panel Member
Soo-Tee Cheong	Panel Member

## IN ATTENDANCE

May Li	Lane Cove Council
Rebecka Groth	Lane Cove Council
Michael Mason	Lane Cove Council
Rajiv Shanker	Lane Cove Council

## APOLOGY: NIL

1. The meeting commenced at 11.30am.

## 2. Declarations of Interest -

Nil

## 3. Business Items

***ITEM 1 - 2013SYE017 – Lane Cove – DA13/24 - Demolition of 5 dwelling houses & construction of a residential flat building comprising 69 units + basement carpark - 62-70 Gordon Crescent, Lane Cove North***

## 4. Public Submission -

Diana Hallows	Addressed the panel <b>against</b> the item
Brian McDonald	Addressed the panel <b>against</b> the item
Frances Vissel	Addressed the panel <b>against</b> the item
Guy Hallows	Addressed the panel <b>against</b> the item
Kylie Bryden-Smith	Addressed the panel <b>against</b> the item

## 5. Business Item Recommendations

***ITEM 1 - 2013SYE017 – Lane Cove – DA13/24 - Demolition of 5 dwelling houses & construction of a residential flat building comprising 69 units + basement carpark - 62-70 Gordon Crescent, Lane Cove North***

- 1) The Panel resolves unanimously to accept the recommendation of the planning assessment report to refuse the application for the reasons mentioned in the report.

- 2) While the Panel agrees with the report's numerous reasons for refusal, it does not believe that these reasons are of equal weight. In the Panel's opinion, the major shortcoming of this application is overdevelopment of the site, as manifested in the following:
  - a) The Asset Protection Zone is inadequate. The Panel accepts the expert advice of Mr Graham Swain that the building should be set back at least a further 3.2m in order to provide an appropriate Asset Protection Zone of 25m.
  - b) The building breaches the DCP's requirement for a maximum of four storeys. Because the additional storey is excavated into the ground, the amenity of the apartments on that level is extremely poor.
  - c) The excessive depth of the building has resulted in a high proportion of apartments with poor amenity and awkward parking arrangements.

## 6. Business Items

***ITEM 2 - 2013SYE018 – Lane Cove - 32/2013 - Construction of a mixed use development comprising of a residential flat building with 66 units & retail/commercial tenancy at ground level - 15-25 Marshall Avenue, St Leonards***

## 7. Public Submission -

Victor Chau	Addressed the panel <b>against</b> the item
Peter McConaghy	Addressed the panel <b>against</b> the item
Peter Klug	Addressed the panel <b>against</b> the item
Juliet Gottlieb	Addressed the panel <b>against</b> the item
Rob Turchini	Addressed the panel on behalf of the applicant

## 8. Business Item Recommendations

***ITEM 2 - 2013SYE018 – Lane Cove - 32/2013 - Construction of a mixed use development comprising of a residential flat building with 66 units & retail/commercial tenancy at ground level - 15-25 Marshall Avenue, St Leonards***

- 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 and subject to the conditions recommended in the report, as amended.
- 2) The Panel has considered the objectors' concerns brought to its attention both in the report and during the public meeting, in particular the location of the car park entrance, the width of the through-site link and the footprint of the proposal, which is different from earlier concepts. The Panel is satisfied that the car park entrance is for Stage 1 only and may be moved when Stage 2 is built; that the through-site link will have adequate width; and that the current proposal allows a larger separation from the houses on the other side of Marshall Avenue than earlier concepts. The Panel has also considered the issue of modulation on the building and believes that this aspect of the application is acceptable.

The meeting concluded at 1.40pm.

Endorsed by

John Roseth  
Chair, Sydney East  
Joint Regional Planning Panel  
9 May 2013