

<b>DATE OF DEFERRAL</b>	16 December 2020
<b>PANEL MEMBERS</b>	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Eugene Sarich, Deborah Sutherland
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held by teleconference on 16 December 2020, opened at 12:05pm and closed at 1.40pm.

#### **MATTER DEFERRED**

PPSSNH-140 – Lane Cove – DA113/20 at 4 Northwood Road, Lane Cove for a residential aged care facility (as described in Schedule 1)

#### **REASONS FOR DEFERRAL**

The Panel resolved to defer the determination of the Development Application.

The Panel requests Council and the Applicant meet as soon as possible with a view to resolving the remaining issues of concern as outlined below. Once amended plans and additional information are provided to Council, a Supplementary Assessment Report is to be prepared and the Panel will convene a further public determination meeting.

The decision to defer the matter was unanimous.

This site and the current proposal have been a subject of discussion between Council and Applicant for a considerable time with substantial effort invested by each party as well as the community. That investment of effort is evident in the project presented to the Panel and the standard of presentation by each speaker during the public meeting.

While Council's recommendation was for refusal, the Panel believes the proposal has merit and warrants deferral to resolve remaining concerns.

Council had compiled a comprehensive Assessment Report including ten Reasons for Refusal as outlined below and in response the Applicant provided a comprehensive rebuttal of those reasons. These documents were extensively canvassed during the public meeting and it became evident to the Panel that the reasons for refusal were resolvable.



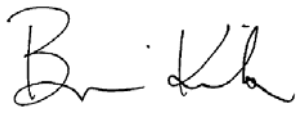


Reasons for Refusal to be resolved:

1. **Building Height** – Applicant's Clause 4.6 Written Request, especially Environmental Planning Grounds, needs further work to distil the argument in support of a variation of the height standard. At this stage, the Panel is not convinced that a parapet fits the definition of an architectural roof feature.;
2. **Built Form** – Resolve setbacks to Northwood Road in accordance with the objectives of the DCP to create a pedestrian friendly, cyclist friendly, vibrant and active neighbourhood including a 3 metre setback for ground and first floors and a further setback for the third floor to moderate the appearance of building mass from the pedestrian level. As a guide, the third floor setback should be not less than 3m in order to provide a meaningful step-back to allow the building to be read as being predominantly two storeys from the public domain. The site is visually prominent and while

the architecture is considered highly commendable in its own right, the development would better respond to its local context and desired future character if the third storey was setback;

3. **Council's Reasons for Refusal 3 to 10** - Further Information is to be provided by Applicant and resolved in discussions with Council.

Additionally, the Panel further suggests Council would be well served to consider establishing a Design Excellence Review Panel to contribute to productive debate between Council and Applicants on all future significant projects.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 Brian Kirk	 Eugene Sarich
 Deborah Sutherland	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-140 – Lane Cove – DA113/20
2	PROPOSED DEVELOPMENT	Mixed-use development including a 143-bed residential care facility and commercial premises including a medical centre premises, and basement parking.
3	STREET ADDRESS	4-18 Northwood Road & 274-274A Longueville Road, Lane Cove
4	APPLICANT/OWNER	Applicant: City Plan (Contact: Elyse Kenny) Owner: Pathways Property Group Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Housing for Seniors or People with a disability) 2004</li> <li>○ State Environmental Planning Policy No.55 – Remediation of Land</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy (Building Sustainability Index) 2004</li> <li>○ State Environmental Planning Policy (Vegetation in non-rural areas) 2017</li> <li>○ State Environmental Planning Policy No.19 Bushland in Urban Area</li> <li>○ Lane Cove Local Environmental Plan 2009</li> </ul> </li> <li>• Draft environmental planning instruments: Draft Housing Diversity SEPP</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Lane Cove Development Control Plan 2010</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 7 December 2020</li> <li>• Clause 4.6 Variation Request Height of Building</li> <li>• Council memo (conditions): 10 Dec 2020</li> <li>• Council memo (additional information): 11 December 2020</li> <li>• Applicant memo: 16 December 2020</li> <li>• Written submissions during public exhibition: 256</li> <li>• Number of unique submissions received by way of objection: 256</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Community members: Margaret Curley, Jacky Barker, Jennifer Schneller (on behalf of Northwood Action Group), Michael Guthrie, Jennifer Schneller, Ajaya Jayarao, Ron Geddon (on behalf of Longueville Residents Association), David Gleeson</li> <li>○ Council assessment officer – Phillipa Frecklington (consultant planner for council), Rajiv Shankar, Henry Burnett</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ On behalf of the applicant – Juliet Grant, Graeme Skerritt Markham Ralph, Tim Fitzhardinge, Katy Svalbe, Matthew McCarthy</li> </ul>
<b>8</b>	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Briefing: 18 November 2020 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Eugene Sarich, Deborah Sutherland</li> <li>○ <u>Council assessment staff</u>: Phillipa Frecklington, Rajiv Shankar, Henry Burnett</li> </ul> </li> <li>• Final briefing to discuss council's recommendation: [date] <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Eugene Sarich, Deborah Sutherland</li> <li>○ <u>Council assessment staff</u>: Phillipa Frecklington (consultant planner for council), Rajiv Shankar, Henry Burnett</li> </ul> </li> </ul>
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Refusal
<b>10</b>	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report