

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 17 February 2021,
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSNH-183 – Lane Cove – PAN39750

29-57 Christie Street, St Leonards

Concept development application to establish three building envelopes (18, 12 and 8 storeys), a detailed development application for the demolition of an existing building on the site, construction of two commercial buildings, alterations to the existing car park, landscaping and public domain works.

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Eugene Sarich, Michael Mason
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Philippa Frecklington (consultant planner for council), Henry Burnett, Rajiv Shankar, Mark Brisby, Chris Pelz
OTHER	Kim Holt – Panel Secretariat Stuart Withington – Panel Secretariat

KEY ISSUES DISCUSSED

- Overview of application, subject site location, existing buildings, surrounding area.
- Applicant has submitted Clause 4.6 request (Height and FSR) – the Panel will consider the requests based on merit
- The height variation and FSR can be considered via the clause 4.6 application requests, the merits of these justifications should be succinct. The Panel will be consider these as part of the assessment material at determination.
- Discussion on St Leonards and Crows Nest 2036 Plan.
- VPA has been submitted with the DA. A condition of entering the Planning Agreement requires Council to release the Public Positive Covenant from title. This covenants requires the owner of the land to maintain the following community facilities at no cost to council:
 - Child care centre;
 - Gymnasium; and
 - Full size tennis court.
- Solar access – non-compliance to 23-25 Christie Street (1.45 hours), and to Newlands Park to the south-west is non-compliant with the 2036 Plan.
- View loss – independent view assessment to be carried out by assessing officer.
- Traffic reports notes include a shortfall of 15 accessible spaces, shortfall of 4 car parking spaces (281 proposed), surplus of bicycle parking.

Planning Panels Secretariat

SUBMISSIONS

- 42 submissions received; unique issues raised include:
 - Cumulative traffic impacts
 - Excessive building height & FSR non-compliance with LEP controls
 - Solar access
 - View loss
 - Loss of childcare centre

ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: May / June 2021

- Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.
- Subject to re-exhibition of the application, Council have nominated the application be determined electronically. The Panel have agreed to this.