

BRIEFING DETAILS

BRIEFING/DATE/TIME	6 April 2022 09:45am to 10.05am
LOCATION	Teleconference

BRIEFING MATTER

PPSSNH-288 – PAN-175398 – Lane Cove - 3 Holdsworth Avenue St Leonards

Demolition of existing structures and construction of a residential flat building development (Area 12)

PANEL MEMBERS

IN ATTENDANCE	Peter Debnam (Chair) Julie Savet Ward Brian Kirk Eugene Sarich Vivienne Albin
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL STAFF	Henry Burnett, Mark Brisby
OTHER	Stuart Withington, Suzie Jattan and Cameron Brooks – Panel Secretariat

KEY ISSUES DISCUSSED:

Council

- Key issues:
 - Variation to setback requested where setback is already at a minimum (4m)
 - Landscaping, including proposed tree removal within green spine
 - Proposed 13 storeys does not comply with Lane Cove Development Control Plan (DCP) maximum of 12 and 10 storeys

Panel

- The Panel noted that although the proposal complies with building height controls in the Lane Cove LEP it does not comply with the storey control in the DCP.
- The Panel understands that the subject DA is among the first few Development applications to apply the relatively recently adopted (October 2020) precinct-specific DCP. The DCP results from comprehensive strategic planning over a number of years, with extensive consultation and refinement, and the Panel considers that the Lane Cove community would have the reasonable expectation that these strategic parameters would be adhered to by applicants.
- The Panel is conscious of the precedent effect any approval of variations to the relative recently adopted DCP may have on future applications within the precinct.
- **TENTATIVE DETERMINATION DATE: 18 May 2022**