

BRIEFING DETAILS

BRIEFING/DATE/TIME	6 April 2022 9.30am to 10.00am
LOCATION	Teleconference

BRIEFING MATTER

PPSSNH-290 - PAN-157314 – Lane Cove, 13 to 19 Canberra Avenue, St Leonards

Demolition of existing structures and construction of a mixed-use building (Area 5)

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 and Mark Brisby
OTHER	Stuart Withington, Suzie Jattan and Cameron Brooks – Panel Secretariat

KEY ISSUES DISCUSSED:

Council

- Key issues:
 - FSR calculation to be clarified
 - Lane Cove Development Control Plan (DCP) Non compliances:
 - 6m variation to pedestrian link setbacks
 - Variation to basement setback
 - Building setbacks to Canberra Avenue
 - Proposed 13 storeys does not comply with DCP maximum of 12 storeys
 - Building separation
 - Landscaping
 - Electric vehicle infrastructure
 - Sustainable travel and access plan
 - Waste Management
 - Environmental Health
 - SEPP 65
 - Water NSW

Panel

- The Panel noted that although the proposal could comply 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 applicant has received legal advice confirming the ability of the application to be approved notwithstanding the DCP non-compliance.
- 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