

## Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Date: 4 June 2023

Fax: 9911 3600

Emma Fitzgerald Patch Planning Pty Ltd 223 Liverpool Street SYDNEY NSW 2000

**Development Application:** DA35/2024 – Demolition, Excavation and

Construction of a Residential Flat Building

Development.

**Property:** 1 Gatacre Avenue & 1-5 Allison Avenue Lane

Cove.

Dear Ms Fitzgerald,

I refer to the above Development Application. This letter is to advise that a preliminary review of the application has been undertaken and to outline a request for further information under Clause 54 of the Environmental Planning and Assessment Regulations 2000.

### 1. Design Review Panel

Council referred the application to the Design Review Panel (DRP) for comment and consideration of Design Excellence in the proposal. The DRP meeting was held with the applicant and Council on 21 May 2024. The minutes of the meeting are attached at the end of this letter in **Annexure 'A'**.

Council requests you review the comments by the DRP and investigate incorporating changes into the design where possible.

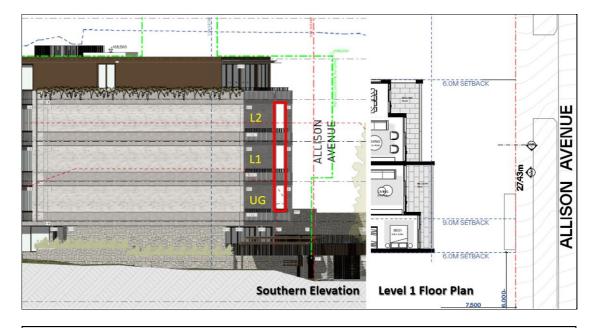
### 2. Engineering

The stormwater management plan has a basement pump out system which would exacerbate seepage water and additional runoff from the driveway ramp. As a result, the pump would be required to work constantly to syphon water into the OSD tank.

The design shows that the OSD is directly connected to kerb line in Alison Avenue. This is not permitted as per section 5.4 of Council's stormwater DCP. The applicant must connect stormwater to the nearest inlet pit on Haldane Crescent by installing a new drainage system up to the site. Please see attached sketch at the end of this letter for proposed drainage extension in **Attachment 'B'**.

### 3. Openings on south elevation towards 7 Alison

The southern elevation plan (DA200) appears to show openings on the front balconies on upper ground, level 1 and level 2 facing 7 Alison Avenue. See red outline notation on elevation below, and Level 1 plan which has no associated openings on the south facing wall. Given that the building setbacks from this boundary are at 6m, this wall should be non-habitable and feature no windows/openings.



### 4. Submissions

The formal notification period has now finished.

You are required to review and address the submissions lodged with a view to provide for opportunities to positively respond to the issues raised considered. You should pay regard to all issues raised.

### 5. Outstanding Referrals

You are advised that Planning are still awaiting internal/external referrals from the following departments,

- Trees;
- Landscaping;
- Traffic:
- Waste;
- Access:
- AUSGRID; and
- NSW Police

Please provide the further information within **21 days**. If you have any questions regarding this correspondence you can contact me on 9911 3522 or <a href="mailto:cshortt@lanecove.nsw.gov.au">cshortt@lanecove.nsw.gov.au</a>

Given the complexity of issues involved, and outstanding referrals there may be further requests for additional information and minor changes following further assessment.

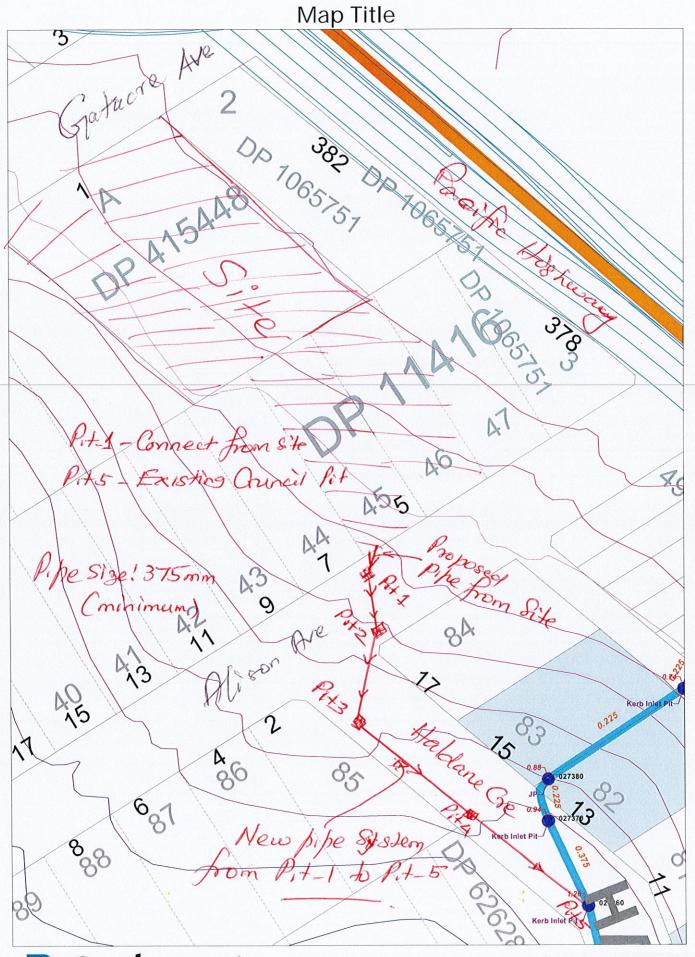
Yours sincerely,

**Chris Shortt** 

Senior Town Planner LANE COVE COUNCIL

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# **ANNEXURE 'B'**





Cadcorp®

Sterling Court Norton Road Stevenage Herts SG1 2JY UK



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xxxxxx
nnnnnn
Scale: 1:500



## Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Date: 19 July 2024

Fax: 9911 3600

Emma Fitzgerald Patch Planning Pty Ltd 223 Liverpool Street SYDNEY NSW 2000

**Development Application:** DA35/2024 – Demolition, Excavation and

Construction of a Residential Flat Building

Development.

**Property:** 1 Gatacre Avenue & 1-5 Allison Avenue Lane

Cove.

Dear Ms Fitzgerald,

I refer to the above Development Application. This letter is to advise that a further review of the application has been undertaken by Council's traffic engineers and environmental health officers, and to outline a request for further information under Clause 54 of the Environmental Planning and Assessment Regulations 2000.

### 1. Traffic Engineer

(i) Under section 2.10 of Part R of the Lane Cove DCP, Council does not support the use of tandem parking in new developments. The application has proposed 24 tandem parking spaces or 27% of the proposed total 89 spaces.

In certain instances, if provisions (a) and (b) of 2.10 can be addressed, Council can consider a maximum of 10% tandem spaces. (see Figure 1 below).

It is acknowledged that the site is subject to constraints of an irregular shape and that the basement has been designed to allow for larger setbacks to accommodate compliant deep soil for mature tree growth.

### 2.10 Tandem and mechanical stacked parking

Tandem parking means two or more vehicles sharing a parking space at the same level configured nose to tail. This is often the most efficient and cost-effective use of car parking space but these considerations do not override the need for safe and accessible parking areas.

Mechanical stacked parking arrangements are not permitted. This is due to the high risk of such devices breaking down, which would lead to complete loss of amenity and may result in overspill parking on surrounding local streets.

#### **Provisions**

Council does not support the use of tandem parking provision in new developments. Council may consider its use only in exceptional circumstances where it can be demonstrated:

- a) That the use of tandem parking configurations will enable a reduced level of excavation to preserve existing significant tree(s) and or natural landscape features on the site; AND
- That the site's shape is physically constrained, such that conventional parking arrangements would not enable compliance with the parking provision requirements of this DCP; AND
- That the number of spaces in the tandem parking configuration does not exceed 10% of the overall parking stock.

Figure 1: Tandem parking controls in Part R of DCP.

One point to consider is that the proposal has provided 89 spaces (excluding the car wash bay). The DCP requires only 84 spaces for a development this size. If five of the proposed tandem spaces were removed, this would bring the proposal closer to compliance with section 2.10(c).

(ii) The access driveway and ramp appear to be longer than 30m with only one passing opportunity at the driveway entrance. A passing bay should be provided every 30m. You are required to provide a second passing bay for vehicle safety. Following part (i) mentioned above, the removal of particular tandem spaces could open up area for an additional passing bay.

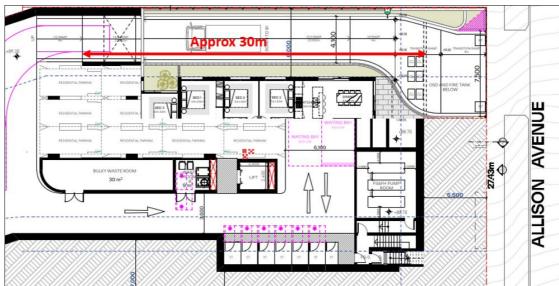


Figure 2: Driveway length overlay with notation in red.

(iii) The applicant has proposed to use Council's refuse vehicles to service the site. However, the swept path diagrams have not used Councils required waste vehicle minimum dimensions from Part Q of the DCP. The applicant shall resubmit vehicle tracking and swept path diagrams showing

compliant 6.64m length x 2.37m width design vehicle (see Figures 3 and 4 below).

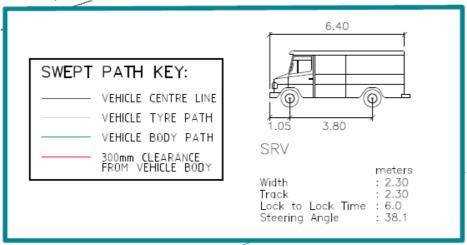


Figure 3: Dimensions used for SRV in TTPA traffic and parking report.

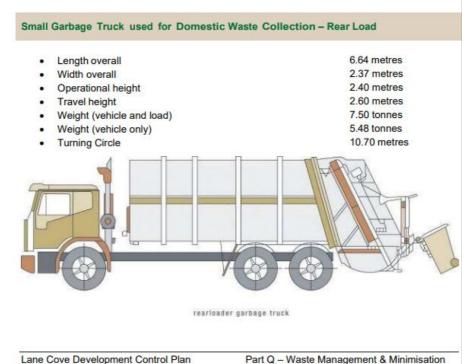


Figure 4: Lane Cove Council SRV requirements in Part Q of DCP.

- (iv) The documentation has not shown vertical clearance height of basement levels. Noting that the height of the Council refuse vehicle is 2.6m. AS 2890.2:2018 requires a minimum clearance height for SRV to be 3.5m. Please provide longitudinal sections of ramps to confirm they meet AS requirements.
- (v) The doors in the basement 1 floor "BULKY WASTE ROOM" and "WASTE ROOM" open outwards towards the path of travelling vehicles. This may lead to potential conflicts. The doors should be redesigned to open inwards or be sliding doors.
- (vi) The architectural plan shows traffic signals at the ground floor vehicle entrance. (See figure 5 below) There is no information in the TTPA report if traffic signal is for pedestrians or vehicles. Please provide further information given that the driveway width is 7.5m for pedestrians to cross.

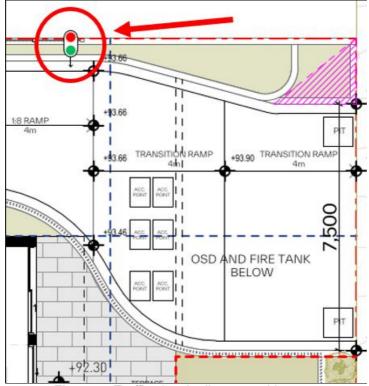


Figure 5: Traffic signal adjacent to driveway.

### 2. Environmental Health

Please submit a revised Environmental Management Plan (EMP) – addressing dust management, excavation water management and disposal (during the construction phase). The submitted EMP references an incorrect standard and does not provide specific details as to how excavation water will be treated and controlled before disposal into the stormwater system.

Please provide the further information within **21 days**. If you have any questions regarding this correspondence you can contact me on 9911 3522 or <a href="mailto:cshortt@lanecove.nsw.gov.au">cshortt@lanecove.nsw.gov.au</a>

Given the complexity of issues involved, and outstanding referrals there may be further requests for additional information and minor changes following further assessment.

Yours sincerely,

Chris Shortt Senior Town Planner LANE COVE COUNCIL

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