



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Date: 4 June 2023

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.

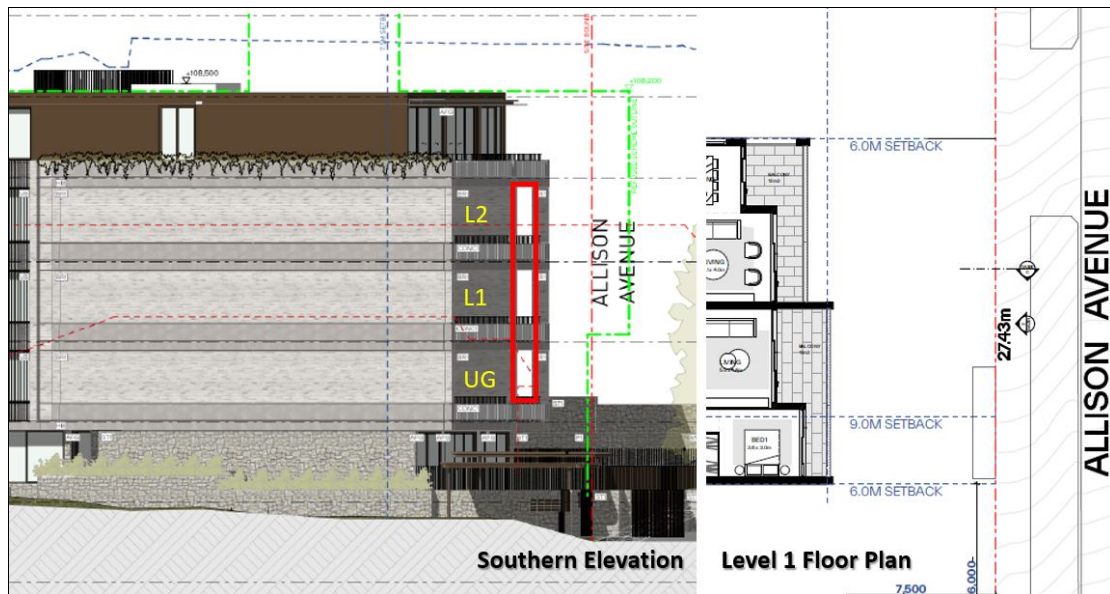
2. Engineering

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 cshortt@lanecove.nsw.gov.au

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

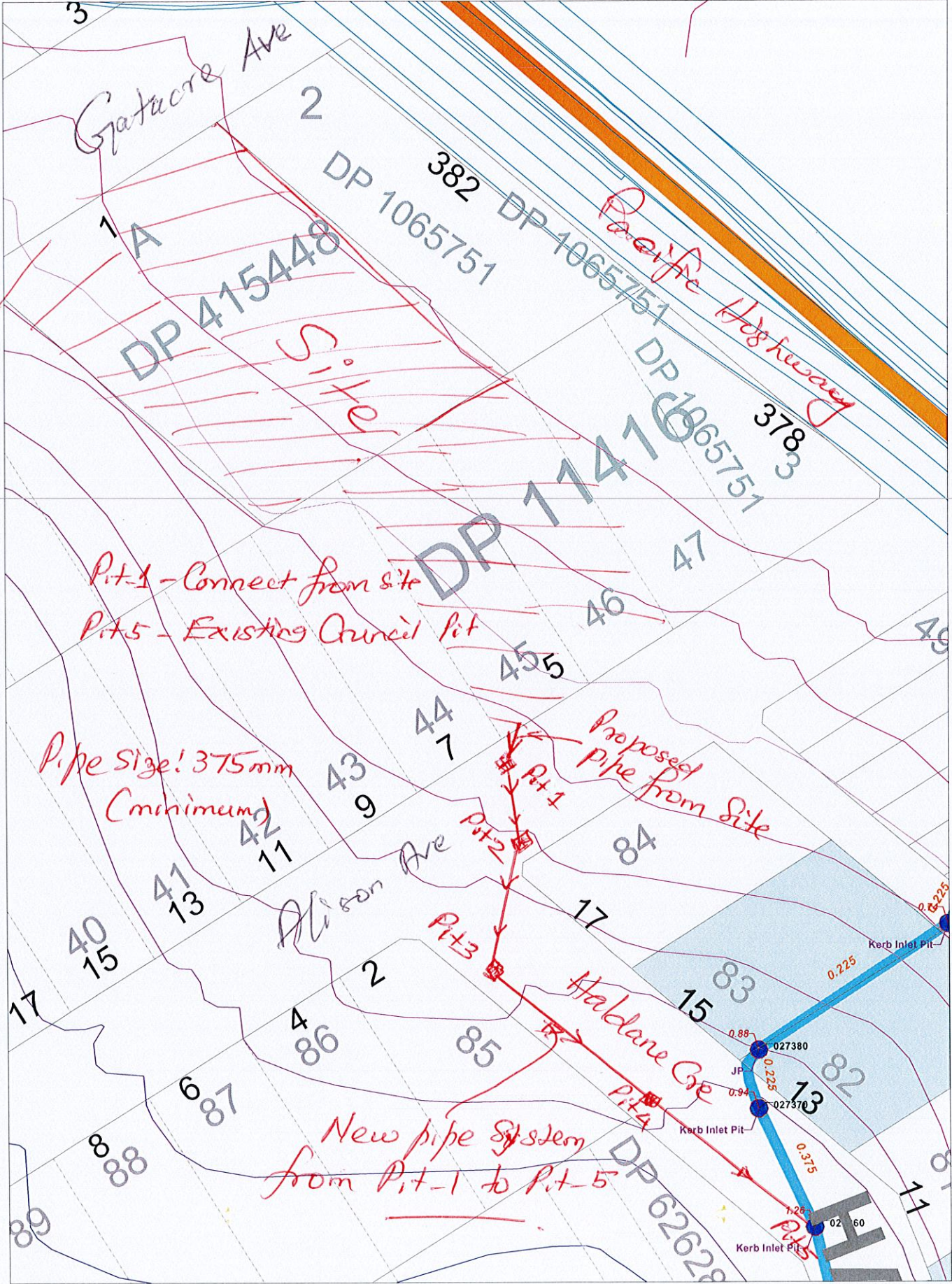
Yours sincerely,

A handwritten signature in blue ink, appearing to read "Chris Shortt". The signature is fluid and cursive, with the first name "Chris" and last name "Shortt" clearly distinguishable.

Chris Shortt
Senior Town Planner
LANE COVE COUNCIL

ANNEXURE 'B'

Map Title



Sterling Court
Norton Road
Stevenage
Herts SG1 2JY
UK
Tel : +44 (0)1438 747996
Fax : +44 (0)1438 747997
E-mail : info@cadcorp.com

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| | |
|------------------|--------------|
| Operator: | xxxxxx |
| Department: | xxxxxx |
| Drawing No: | nnnnnn |
| Date: 14/05/2024 | Scale: 1:500 |



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

Date: 19 July 2024

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.

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

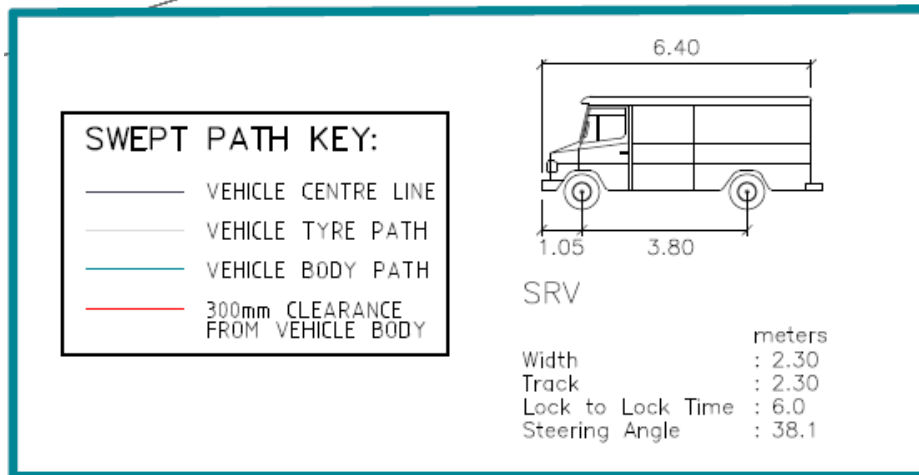
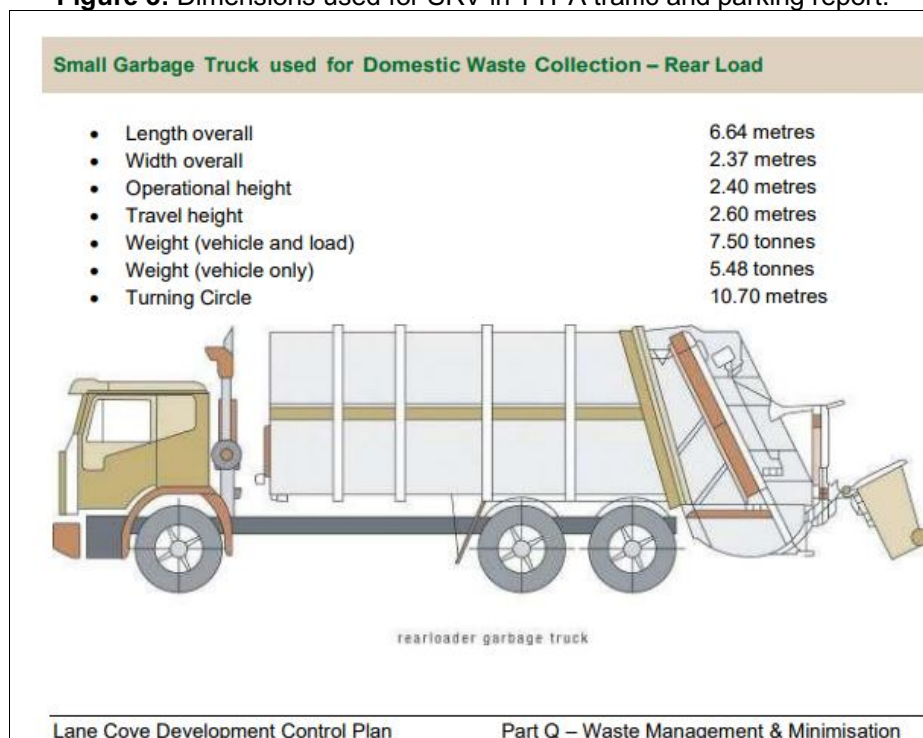


Figure 3: Dimensions used for SRV in TTPA traffic and parking report.



Lane Cove Development Control Plan Part Q – Waste Management & Minimisation

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.

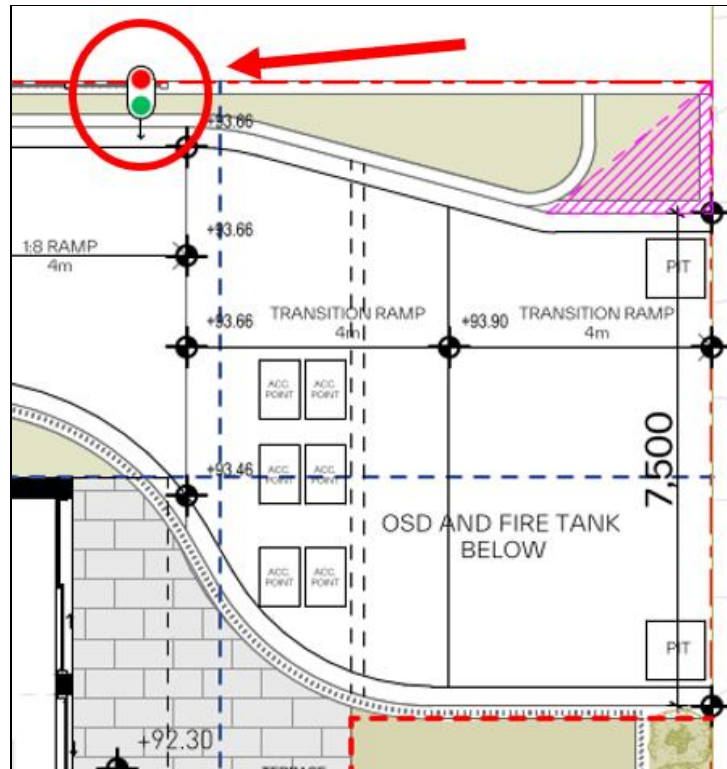


Figure 5: Traffic signal adjacent to driveway.

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 cshortt@lanecove.nsw.gov.au

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