

Memorandum

Date 18 June, 2020

Ref. PPSSNH-65

DA No. 6/2018 (s.455 application)

To: Sydney North Planning Panel

Meeting Date: 24 June 2020

From: Ms P Frecklington (Council Assessment Officer)

Address: 71-79 Lithgow Street, 82-90 Christie Street, 84A Christie Street, 546-564 Pacific Highway, Christie Lane, and Lithgow Street, St Leonards.

RE: TWO LATE SUBMISSIONS

1. PURPOSE

The purpose of this late correspondence is to address two (2) late submissions received in relation to the s4.55 application to modify the development consent for DA6/2018.

2. SUBMISSIONS

Two submissions were received from:

1. Jennifer Schneller, Northwood resident (no address provided; and
2. Greenwich Community Association c/o- Merri Southwood, 17 Mitchell Street, Greenwich NSW 2065.

3. ISSUES RAISED

The following comments are offered in response to new issues raised:

Issue	Comments
V columns to Y columns	<ul style="list-style-type: none">• The replacement of Y columns with V columns would have no material impact on circulation space.• A revised Accessibility Report accompanied the s4.55 application with no concerns raised regarding the modified column design.
Glazing	<ul style="list-style-type: none">• The additional glazing to T3 (3.65m height) would not give rise to any unacceptable glare nuisance when viewed from the surrounding properties or from surrounding suburbs.

Issue	Comments
Pedestrian accessibility along the Pacific Highway	<ul style="list-style-type: none"> The proposed planter boxes to the Pacific Highway would maintain an appropriate pedestrian path width to accommodate prams and pedestrians.
Perspective drawings	<ul style="list-style-type: none"> The perspective drawings serve as a guide only and do not inform the merit-based assessment of the s4.55 application.

The remainder of issues raised have been addressed in the assessment report in the following sections:

Issue	Report Section
Visual impact	7.7.2 (Clause 4.3 Height of Buildings, Lane Cove LEP 2009)
V columns to Y columns	7.8.3 (Clause 1.1.3 – Building Design and Exteriors, Part D - Commercial and Mixed-Use Development, Lane Cove DCP 2010)
Overshadowing	7.8 (Clause 6.1, Part B.6 Environmental Management, Lane Cove DCP 2010)
Additional height	7.7.2 (Clause 4.3 Height of Buildings, Lane Cove LEP 2009)

4. CONCLUSION

All issues raised in the additional submissions have been considered as part of the assessment in accordance with s4.55(2)(d) of the Environmental Planning and Assessment Act, 1979.

Yours Sincerely,



Philippa Frecklington