



Panel Briefing Meeting Sydney East Region

Time & Date: 12:00 pm, Wednesday 16 June, 2010

Meeting Location: Planning Assessment Commission, Level 13, 301 George St, Sydney

Project & DA No: 2010SYE026 - Warringah - DA2010/0697 - Demolition of existing buildings and construction of a mixed-use retail and residential development Albert St, Marmora St & Lawrence St Freshwater

Panel Members: Mary-Lynne Taylor (chair)
David Furlong
Steve Kennedy
Melissa Chapman

Council Staff: Lashta Haidari – Senior Development Assessment Officer
Rod Piggott – Team Leader, Development Assessment
Peter Robinson – Manger Development Assessment

Apology: Malcolm Ryan – Director of Planning and Development Services

Declarations of interest: None

Key Issues:

- The RTA and Council traffic Engineer has raised issues with traffic and access around the proposed development. Concerns include:
 - Number of parking spaces proposed does not comply with RTA guideline and WLEP 2000
 - intersection of Albert St and Lawrence St and access,
 - the possibility of a roundabout fronting Moora Rd,
 - The turn table proposed in the car parking area to receive deliveries.
- Driveway width is too narrow, essentially a one way access
- Waste access also a problem, i.e. getting garbage trucks down the driveway

- The proposal is located over two different localities – H1 and H2 as identified in the LEP.
- H1 locality – The proposed development does not comply with the following built form control:
 - Housing Density;
 - Landscape open Space ; and
 - Building Heights.

- H1 Locality DFC – Issues relating to detached style housing.

- H2 locality – The proposed development does not comply with all the built form controls in this locality; and

- H2 Locality DFC – Issues relating to low-rise shop-top housing, vertical breaks along the façades for buildings fronting Lawrence Street and Albert Street;

continuous footpath awnings; the massing of the buildings in the H2 locality is to be substantially reduced on the top floor; and insufficient information submitted with the application to demonstrate that the first floor units are adaptable for business use in the future.

- The proposed development was also found to be inconsistent with Draft LEP 2009; and
- The proposed development was found to be inconsistent with the requirement of the SEPP 65.
- The Council advised the Panel that Application has a Category 3 component to it and therefore need to be reviewed by Warringah Development Application Panel prior to JRPP.
- Approximately 800 submissions have been received by Council

Problem with Government

Agency:

Assessment Report Date: TBA

Possible Determination Date: TBA

Other Matters:

Council raised with the panel that the exhibition notification period has been requested by residents to be extended as Council's web-submissions was not operating for 2 days. Council also indicated that other forms of submitting comments were available during this time, i.e. fax, letter, email and given the timeframe set for JRPP assessments, the submission period would not be extended, but Council would continue to accept and assess submissions until the report to the Panel was finalised.

The Panel did not make any comments in relation to this issue.