



**Lane Cove
Council**

**Minutes
Lane Cove Local Planning Panel Meeting
2 April 2025**

**Lane Cove Local Planning Panel 2 April 2025
MINUTES**

PRESENT: Mr Anthony Hudson, Chair
Mr Michael Ryan Planning Expert
Ms Susan Hobley, Planning Expert
Mr Bruce Fraser, Community Representative

ALSO PRESENT: Mr Mark Brisby, Director Planning & Sustainability
Mr Rajiv Shankar, Manager Development Assessment
Mr Chris Pelcz, Co-ordinator Strategic Planning
Ms Angela Panich, Panel Secretary

DECLARATIONS OF INTEREST: Nil

APOLOGIES

Nil

LANE COVE LOCAL PLANNING PANEL REPORTS

PLANNING PROPOSAL 41 - 177-183 GREENWICH ROAD, GREENWICH

SUBMISSIONS

The Panel heard from the following residents:

Halina Kubica	16 Seaman Street
Susan Robinson	27 Manns Avenue
Dennia Arnott	2/171 Greenwich Road
Jennifer Schneller	42 Upper Cliff Road
Tom Lawson	18 Victoria Street
Marilyn Lawson	18 Victoria Street
Jyotsna Field	6/4 Landenburg Place
Simon Rowe	2/4 Landenburg Place

The primary concerns raised were:

- (1) The risks of impacts on health and the environment from local gas/gasoline pipelines and storage tanks.
- (2) Keep the existing heights of buildings and population on the peninsular.
- (3) Why does the height have to increase to fix the mismatch between FSR and height.
- (4) The proposed concept development is one storey too high.
- (5) The bushland to be provided to Council is degraded and will be a financial burden on Council and council's precious resources could be spent on more worthy bushland areas.

- (6) Amenity impacts - privacy, overshadowing and view loss for surrounding properties.
- (7) Strong community numbers against further development.
- (8) Impacts from extra traffic.

These concerns were similar to the concerns previously raised and addressed in the Council officers report to the Panel.

PANEL DECISION - ADVICE TO COUNCIL

The Panel visited the site before the meeting.

The Panel notes the concerns of the residents.

The Panel is of the view that the proposal generally passes both the strategic and site-specific merit tests for planning proposals.

However, the Panel is not satisfied that sufficient justification has been provided by the applicant to support the proposed 21m height limit.

Therefore the Panel has formed the opinion that the maximum building height should be set to the level shown at the top of the concept lift overrun as shown on the plan titled 'section + height plane'.

Similarly the panel notes that the planning proposal refers to an indicative FSR of 1.68:1 in the Planning Proposal report prepared by Keylan Consulting which in the opinion of the Panel should be consistent with the reduced height referred to above.

Any Council referral to request a gateway determination should include a request that there be a requirement that the proposed planning agreement be entered into before the rezoning takes effect as referred to on page 32 of the planning proposal.

The planning agreement should also include agreed tree removal, weed control and revegetation of the C2 area by the developer before the council takes ownership of this land. Tree removals and weeds to be controlled should be in accordance with the species referred to in Version 2 of the Bushland Assessment report prepared by Habitat Solutions (dated November 2024). The revegetation should be with species referred to in Version 1 of the Bushland Assessment report prepared by Habitat Solutions (dated April 2024).

The Panel notes that the vehicular access point in the concept plans is at the southern end of the site. The Panel is of the view that further investigation work on sight lines may be required if this location is pursued. Also, if any other access points considered this will have to be in conjunction with advice from the council about whether the council is likely to require preserving the established street trees along the Greenwich Road frontage including where further street trees may be required.

The decision of the Panel was unanimous

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CLOSE

The meeting closed at 6.10pm

***** END OF MINUTES *****