

## Testing time for Mowbray Rd precinct

COUNCIL 22 JUL 11 @ 12:56AM BY CHARIS CHANG

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Hyecorp Property Group development director Stephen Abolakian is one of a number of developers impacted by a review of zoning in Mowbray Rd precinct.

IN just over a week the first appeal to test the Joint Regional Planning Panel’s rejection of three developments in the Mowbray Rd Precinct will be heard.

The panel’s decision cast doubt on the high density zoning in Lane Cove North due to concerns about evacuation during a bushfire.

Last week the NSW Department of Planning announced it would do a joint strategic review with Lane Cove Council to assess whether the zoning is appropriate.

The council wants the area downzoned.

A spokesman for Landmark Group, whose \$12 million development at 554-560 Mowbray Rd was rejected on May 18, said the decision should be overturned by the Land and Environment Court on Tuesday, August 2.

“The land is zoned high density and we comply with the code, the application should be determined on its merits,” he said.

Stringybark Creek Residents Association president Frances Vissel said the department should reverse the zoning back to low density residential R2 while the review is taking place. But a department spokeswoman said no decision on rezoning would be made until the review is complete by the end of the year.

Landmark has already had one DA in Mindarie St rejected by council. The spokesman said another was waiting determination and their final DA would be lodged soon.

Urban Link has also lodged an appeal over their two properties that will be heard on August 25.

Hyecorp Property Group development director Stephen Abolakian said one of their applications had been refused by council, another was being considered and others would be lodged in the coming months.

#### THE STORY SO FAR

**WHAT:** State Government rezoned Mowbray Rd precinct from low density residential R2 to high density R4 against Lane Cove Council's wishes in 2010.

**OPPOSITION:** Residents said increased people and cars would make it tough to evacuate during a bushfire emergency. There were also concerns about environmental impact to Batten Reserve.

**DECISION:** The JRPP rejected three development applications in May as there was no expert opinion that local roads would be able to cope with increased traffic in the event of an emergency.

**ZONING:** Lane Cove Council has also requested the department down-zone the area to low-density R2E.

**WHAT NOW:** The Department of Planning has agreed to do a joint strategic review of the zoning with Lane Cove Council but said a decision on downzoning would not be made until this was complete.

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