

**RECORD OF DEFERRAL  
SYDNEY EAST JOINT REGIONAL PLANNING PANEL  
MEETING HELD AT CHRISTIES CONFERENCE CENTRE  
ON WEDNESDAY 11 MARCH 2015 at 1:30 PM**

**Panel members:**

John Roseth – Panel Chair  
David Furlong – Panel Member  
Sue Francis – Panel Member  
Stephanie Bashford – Panel Member  
Scott Bennison – Panel Member

**Council staff in attendance:**

Michael Mason  
Rajiv Shankar  
Kristy Wellfare

Apologies: None

Declarations of interest: None

**Matter deferred:**

**2014SYE131 Lane Cove DA14/175: Construction of an eight storey residential flat building comprising 69 units and car parking for 114 cars accommodated over three basement levels and 390-398 Pacific Highway, Lane Cove 2066**

**Public submissions made at this meeting:**

Against: Ronald Gornall on behalf of Osborne Park Residents Association, Richard Montague, Flore Laforge, Margaret Harburg, Geoff Rann and Peter Dixon

On behalf of the applicant: Andrew Darroch and Jeremy Bishop

**Panel Decision:**

1. The Panel voted unanimously to defer the determination of the application pending a re-formulation of several conditions relating to construction traffic, noise control and ventilation. Subject to these conditions being certain and consistent with each other, the Panel is inclined to approve the application.
2. The Panel has carefully considered the concerns of objectors. The Panel notes that the traffic report submitted with the application was found acceptable by the council's engineer and by the RMS. As concerns minor non-compliances with planning controls, in the Panel's opinion, these have been justified. The development will have an impact on its surroundings; however, this impact is inevitable in view of the increased intensity of development which is a consequence of zoning under the Metropolitan Strategy for Sydney, which generally requires an increase in density.

3. The Panel requests the council's assessment officer to prepare, by 27 March 2015, a set of revised conditions along the lines suggested in paragraph 1. Following receipt of these conditions, the Panel will determine the application by communicating by electronic means.

Endorsed by

A handwritten signature in dark ink, appearing to read 'John Roseth', written in a cursive style.

John Roseth  
Chair, Sydney East Joint Regional Planning Panel  
Date: 11 March 2015