

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 13 March 2015 and 24 March 2015

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Stephanie Bashford and Scott Bennison

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE131 Lane Cove DA14/175 [at 390-398 Pacific Highway, Lane Cove] as described in Schedule 1.

Date of determination: 24 March 2015

Decision:

The panel determined to accept the recommendation of the assessment report to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

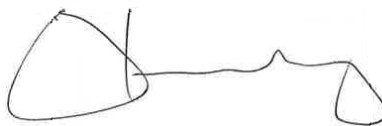
1. The proposal is consistent with the desired scale, intensity and character of the area and site contemplated by LEP 2009.
2. The proposal complies with the relevant planning controls except for minor variations, which are justified in the assessment report.
3. The proposal's impacts on its surroundings, while material, are acceptable.

Conditions: The development application was approved subject to the conditions attached to the Memo dated 12 March 2015.

Panel members:



John Roseth (chair)



David Furlong



Sue Francis



Stephanie Bashford



Scott Bennison

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SCHEDULE 1

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| 1 | JRPP Reference – LGA- Council Reference: 2014SYE131 Lane Cove DA14/175 |
| 2 | Proposed development: Construction of an eight storey residential flat building comprising 69 units and car parking for 114 cars accommodated over three basement levels. |
| 3 | Street address: 390-398 Pacific Highway, Lane Cove 2066 |
| 4 | Applicant/Owner: Tepazo Pty Ltd |
| 5 | Type of Regional development: Proposed development with a capital investment value of more than \$20 million |
| 6 | Relevant mandatory considerations <ul style="list-style-type: none"> • Lane Cove Local Environmental Plan 2009 • State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development • State Environmental Planning Policy Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy (Infrastructure) 2007 • Lane Cove Council Development Control Plan 2009 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest. |
| 7 | Material considered by the panel: Council Assessment Report Dated: 24 February 2015 Memo from Council dated 3 March 2015 Memo from Council dated 12 March 2015 Written submissions during public exhibition: 28 Verbal submissions at the panel meeting on 11 March 2015: 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 |
| 8 | Meetings and site inspections by the panel: Briefing Meeting on 20 January 2015, public meeting held at Christies Conference Centre on Wednesday 11 March 2015 at 1:30 pm |
| 9 | Council recommendation: Approval |
| 10 | Draft conditions: Attached to memo dated 12 March 2015 |