

**Environmental Services Division
Sydney East Joint Regional Planning Panel meeting of 14 July 2015**

2015SYE023

Property: 27-43 Little Street, Lane Cove

DA No: DA223/14

Date Lodged: 23 December 2014

Cost of Work: \$25,164,452

Owners:

27 Little Street	Lot 39 DP 5922	Lane Cove Retirement Units Association Ltd
29 Little Street	Lot 38 DP 5922	SJD Property Group Pty Ltd
31 Little Street	Lot 37 DP 5922	P A Waterhouse & R R Price
33 Little Street	Lot 36 DP 5922	B I & M Furjanic
35 Little Street	Lot 35 DP 5922	C & K Poulos
37 Little Street	Lot 1 DP 43377	G B MacDairmid
37A Little Street	Lot 2 DP 43377	R Reddy Kalvakuntla & K Reddy Gunna
39 Little Street	Lot 33 DP 5922	P R Jones
41 Little Street	Lot 32 DP 5922	W D Ardlie
43 Little Street	Lot 31 DP 5922	A J Rendulic & T Y C Ho

Applicant: SJD Property Group Pty Limited

Author: Tim Shelley Planning

DESCRIPTION OF PROPOSAL TO APPEAR ON DETERMINATION	Demolition of ten dwelling houses and construction of three (3) residential flat buildings comprising 94 units and 154 car parking spaces
ZONE	R4 – High Density Residential
IS THE PROPOSAL PERMISSIBLE WITHIN THE ZONE?	Yes
IS THE PROPERTY A HERITAGE ITEM?	No
IS THE PROPERTY WITHIN A CONSERVATION AREA?	No
IS THE PROPERTY ADJACENT TO BUSHLAND?	No
BCA CLASSIFICATION	Classes 2 and 7
STOP THE CLOCK USED	Yes

NOTIFICATION	<u>Little Street:</u> 7-9, 11, 15, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 38A 1-6, 40, 42, 44, 45-47, 49, 51 <u>Central Avenue:</u> 2Rothwell Crescent: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 21, 23 <u>Dorritt Street:</u> 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 36A, 38 <u>Gamma Road:</u> 1B <u>Longueville Road:</u> 164-180, 182, 184, 186, 188-190, 192-194, 196, 200, 202, 204, 204A
Neighbours	
Ward Councillors	East Ward
Progress Association	Osborne Park Residents Association

INTRODUCING A NOTE FROM MR MICHAEL MASON, EXECUTIVE MANAGER, ENVIRONMENTAL SERVICES, LANE COVE COUNCIL

A serious allegation of bias has been made against Council during the assessment of this development proposal. The allegation was made at a Public Information Evening arranged to inform residents of the development proposed by the applicant, SJD Property Group Pty Ltd.

While Council rejects the allegation, it is committed to maintaining a fair and transparent development assessment process. Subsequent to the Public Information Evening, Council undertook the following:

1. Additional information was called for to address issues raised at the public meeting.
2. An independent process review was undertaken by IAB of Council's assessment process (copy on our website).
3. An independent consultant, not previously known to Council, was appointed to undertake the assessment of the development proposal to demolish 10 existing residential dwellings in Little Street, Lane Cove and construct 3 x three, four and partly 5 storey residential flat buildings at 27-43 Little Street.
4. Council is in communication with the Ombudsman's Office and will make any and all findings publically available.

The independent planning consultant appointed by Council was Tim Shelley Planning.

The following report is the report undertaken by Tim Shelley Planning and provided to Council for determination by the Joint Regional Planning Panel.



Michael Mason
EXECUTIVE MANAGER
ENVIRONMENTAL SERVICES