

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 7 August 2015 and 21 August 2015

Panel Members: John Roseth (chair), David Furlong, Tim Moore, Scott Bennison and Eugene Sarich

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE023 Lane Cove 223/2014 [at 27-45 Little Street, Lane Cove] as described in Schedule 1.

Date of determination: 21 August 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:

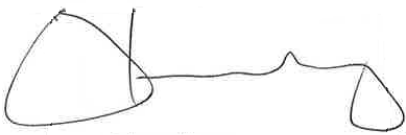
The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The application (as conditioned) complies with all relevant planning controls, except for minor variations over small parts of the buildings.
2. The application fits into the desired future character of the area.
3. The Panel considered carefully the concerns of the objectors who spoke at the public meeting. To the extent that these objections related to the zoning, the Panel could not take them into account. The Panel notes that the site is zoned at the lowest density of apartment zones in Lane Cove.
4. To the extent possible, other concerns have been addressed by changes to the conditions of consent.

Conditions: As supplied by Council on 7 August 2015, amended as follows: Delete condition 119

Panel members:

 John Roseth (chair)	 David Furlong	 Tim Moore
 Scott Bennison	 Eugene Sarich	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE023 Lane Cove 223/2014
2	Proposed development: Demolition of ten (10) dwelling houses and the construction of three (3) residential flat buildings comprising 94 units and 154 car parking spaces
3	Street address: 27-45 Little Street, Lane Cove
4	Applicant: SJD Property Group Pty Limited
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations • Lane Cove Local Environmental Plan 2009 • State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No 55 – Contaminated Lands • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Lane Cove Development Control Plan 2010 • Clause 92 of the Environmental Planning and Assessment Regulation 2000 • 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 19 June 2015 (by independent assessor) Written submissions during public exhibition: 105 Verbal submissions at the panel meeting: Against- Kathy Dunai, Jenny Wiedenhein, Morris Aitken, Xiaogang (Sean) Li, Stephen Bluth, Clare Brown from Urbis on behalf of residents of the Little Street precinct and surrounding neighbourhood, Don Bergomi on behalf of self and Lane Cove Bushland and Conservation Society, Amanda Burian, Peter Re, Margaret Bergomi, Romeo Varagnolo, Ron Aquilina, Bruce McGilvray and Liz Raynor; On behalf of the applicant - Brad Roeleven Revised conditions of consent supplied by Council on 7 August 2015
8	Meetings and site inspections by the panel: Briefing Meeting 19 March 2015; public meeting at Lane Cove Council on 14 July 2015; electronic panel meeting between 7 August 2015 and 21 August 2015
9	Council recommendation: Approval
10	Draft conditions: As supplied by Council on 7 August 2015